

704

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of One and no/100 Dollar and other good and Valuable consideration

to the undersigned grantors Joyce Baker Mabry and husband R.J. Mabry, Jr.

in hand paid by Robson J. Mabry, Jr. and wife Joyce Baker Mabry

the receipt whereof is acknowledged we the said Joyce Baker Mabry and husband R.J. Mabry, Jr.

do grant, bargain, sell and convey unto the said Robson J. Mabry, Jr. and wife

Joyce Baker Mabry

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby

County, Alabama, to-wit:

Beginning at the Northwest corner of Section 33, Township 21 South, Range 2 West, and run North along the East line of Section 29 a distance of 980.5 feet; run thence South 77°08' West 794.1 feet to the right of way of the Louisville and Nashville Railroad Company; run thence South 24°27' East along said railroad right of way a distance of 765.3 feet; run thence North 62°44' East a distance of 224.2 feet; run thence South 23°29' East 908.1 feet; run thence North 73°11' East 249.3 feet to point "A"; run thence South 15°59' East a distance of 610 feet; run thence North 70°54' East a distance of 1077 feet; run thence North 19°44' West along the West right of way line of the Birmingham and Montgomery Highway a distance of 830 feet; run thence North 89°49' West a distance of 1245.7 feet to point of beginning, containing 40.25 acres, more or less, and being the same lands heretofore conveyed by the Alabama Lime and Stone Corporation to J.E. Reese, as shown by deed recorded in Deed Book 85, Page 24 and also the same lands conveyed by J.E. Reese to E.W. Thompson, as shown of record in Deed Book 83, Page 9, and also the same lands conveyed by E.W. Thompson to Guiseppe Tortorigi, as shown of record in Deed Book 87, Page 49 all in the office of the Judge of Probate of Shelby County, Alabama, and all situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Robson J. Mabry, Jr. and wife Joyce Baker Mabry

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 17th day of November, 1953.

WITNESSES:

Joyce Baker Mabry (Seal.)
R.J. Mabry Jr (Seal.)
(Seal.)
(Seal.)

State of ALABAMA
SHELBY COUNTY

I, S.A. Lokey, a Notary Public in and for said County, in said State, hereby certify that Joyce Baker Mabry and husband R.J. Mabry, Jr. whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of November 19 53
S.A. Lokey As Notary Public

State of
COUNTY

I, , a Notary Public in and for said County, in said State, do hereby certify that on the day of , 19 , came before me the within named , known to me to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of 19
As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$ 50 Privilege Tax
has been paid on the with-
in instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

Filed in the office of the Probate Judge on the 17 day of Nov 19 53 at 10 o'clock
A.M. and recorded in Book 163 Page 329 this 25 day of Nov 19 53.
Deed Tax - 50 Mortgage Tax - has been paid.
L.C. Walker, Judge of Probate