

Fla

\$ 7.70 2nd Ltr

BOOK 171 PAGE 144

1592

2600.00

FORM 207-A—WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

Printed and for Sale By ZAC SMITH, BIRMINGHAM, ALA.

State of Alabama

SHELBY

County

Know All Men By These Presents,

see m by 236
page 308

That in consideration of Six Thousand Seven Hundred and Fifty ----- DOLLARS

to the undersigned grantor Anna Ray

in hand paid by Lonnie James Maske and wife, Gertrude Vivian Maske

the receipt whereof is acknowledged I the said Anna Ray

does grant, bargain, sell and convey unto the said Lonnie James Maske and wife, Gertrude Vivian Maske

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



Shelby

County, Alabama, to-wit:

All that part of the S $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 18, Township 21, Range 2 West which lies West of the right of way of the south bound track of the L. & N. R. R.

Also that part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 18, Township 21, Range 2 West, described as beginning at the NE corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section and run south 87 deg. west 490 feet, thence south 3 deg. east 475 feet, thence north 87 deg. east 440 feet, thence north 3 deg. west 249 feet, thence north 87 deg. east 197.5 feet to the right of way of the said L. & N. R. R. and with same north 47 deg. 50 min. West 248 feet, thence south 87 deg. west 45 feet to the point of beginning, and containing in

TO HAVE AND TO HOLD Unto the said all 40 acres, more or less. to Lonnie James Maske and wife, Gertrude Vivian Maske

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 22nd day of January 1955.

WITNESSES:

Anna Ray (Seal.)

State of Alabama

SHELBY

COUNTY

I, W.W. Fabren, hereby certify that Anna Ray whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

, a Notary Public in and for said County, in said State,

Given under my hand and official seal this 22nd day of January 19 55

As Notary Public

STATE OF ALABAMA, SHELBY COUNTY	
I, L.C. Walker, Judge of Probate, hereby certify that the within	
was filed for record the	22 day of Jan, 1955, at 8 o'clock p.m.
and recorded in	Record Book Page 144 and the Mortgage 12: 01
Deed Tax of 3.00 has been paid.	

I hereby certify that on the day of January 1955, the within named Anna Ray, known to me to be the wife of the within named Lonnie James Maske, 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.