

The State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

BOOK 171 PAGE 245

That in consideration of Eight Thousand and No/100 - - - - - (\$8,000.00) - - DOLLARS  
to the undersigned ~~grantors~~ grantors in hand paid by the GRANTEES herein, the receipt whereof is acknow-  
ledged we, Buford M. Maddox and wife, Doris E. Maddox  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Lamon Lee Roy and wife, Julia L. Roy

(herein referred to as GRANTEES) as joint tenants with the right of survivorship the following described real estate  
situated in Shelby County, Alabama, to-wit:

The South 300 feet of Lots One and Two, Block Two, in Nickerson's  
Survey of Helena Road, more particularly described as follows:  
Commence at the Southwest corner of said Lot One, Block Two; thence  
East along South line of said Lots One and Two for 200 feet; thence  
North along East line of said Lot Two for 300 feet; thence West and  
parallel with the North line of said Lots One and Two for 200 feet  
to the West line of said Lot One; thence South 300 feet to point of  
beginning, being located in the North Half of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section  
2, Township 21, Range 3 West, being the same property conveyed to Bu-  
ford M. Maddox and wife, Doris Maddox by deeds recorded in Volume 158,  
Page 548, and Volume 155 Page 538 as recorded in the Office of the  
Judge of Probate of Shelby County, Alabama. Subject to right of way and  
rights and privileges incidental thereto recorded in Volume 90, Page 467,  
in said Probate Office; subject further to transmission line permit recorded  
in Volume 124, Page 530, in said Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 here-  
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: except 1955 property taxes assumed by Grantees, herein;

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 as-  
signs forever, against the lawful claims of all persons that we will, at any time hereafter, at the expense  
and request of the said grantees, their heirs and assigns, make all such further assurances, without covenants, for  
the more effectual conveying of the said premises, with the appurtenances, as may be reasonably required.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th  
day of January, 1955.

WITNESS:

Buford M. Maddox  
Buford M. Maddox

Doris E. Maddox  
Doris E. Maddox

The State of ALABAMA

JEFFERSON

COUNTY

I, Jack G. Baker, a Notary Public in and for said County, in said State,  
hereby certify that Buford M. Maddox and wife, Doris E. Maddox  
whose names are signed to the foregoing conveyance, and who are known to me acknowledged be-  
fore 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 29th day of January, 1955.

Jack G. Baker  
Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed  
was filed for record the 3 day of Feb 1955 at 8 o'clock P.M.  
and recorded in Book 171 Page 245 and the Mortgage Tax of  
Deed Tax of \$8.00 has been paid.

I, L.C. Walker, hereunto set my hand, this 29th day of Feb 1955, A.D. 19

Notary Public