

3633

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve-Hundred-Fifty and NO/100 ----- DOLLARS
cash, the assumption of a First Mortgage and the execution of a second
Purchase Money Mortgage
to the undersigned grantors

Malcolm A. Rich and wife Mary Evelyn Rich
in hand paid by

Herman B. Vest and wife Willie Mae Vest

the receipt whereof is acknowledged we the said

Malcolm A. Rich and wife Mary Evelyn Rich

do grant, bargain, sell and convey unto the said

Herman B. Vest and wife Willie Mae Vest

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

SHELBY

County, Alabama, to-wit:

All that part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Fractional Section 23, Township 22, Range 1 East, lying south of the right of way of the Alabama Mineral Branch of the Louisville and Nashville Railroad.

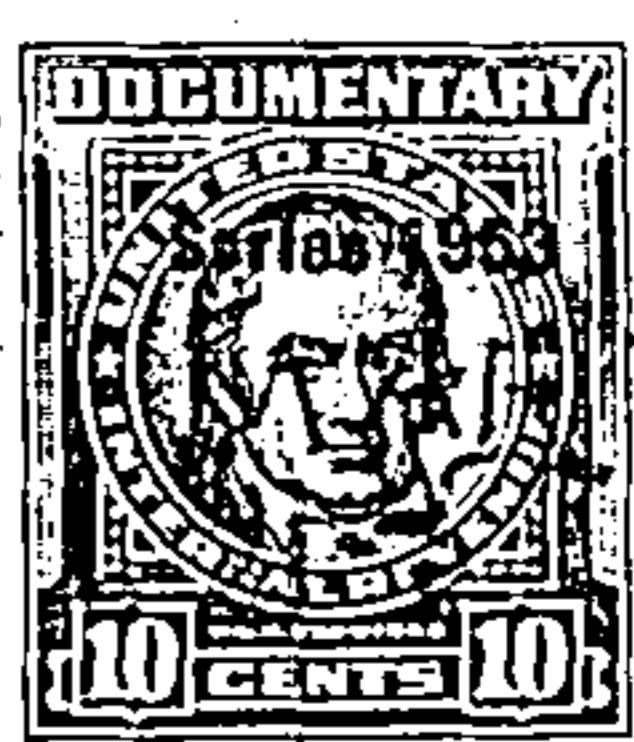
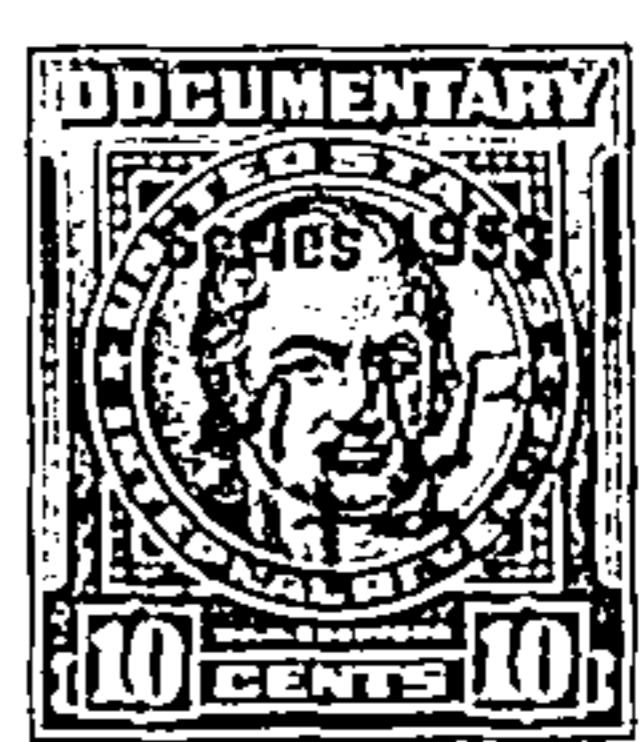
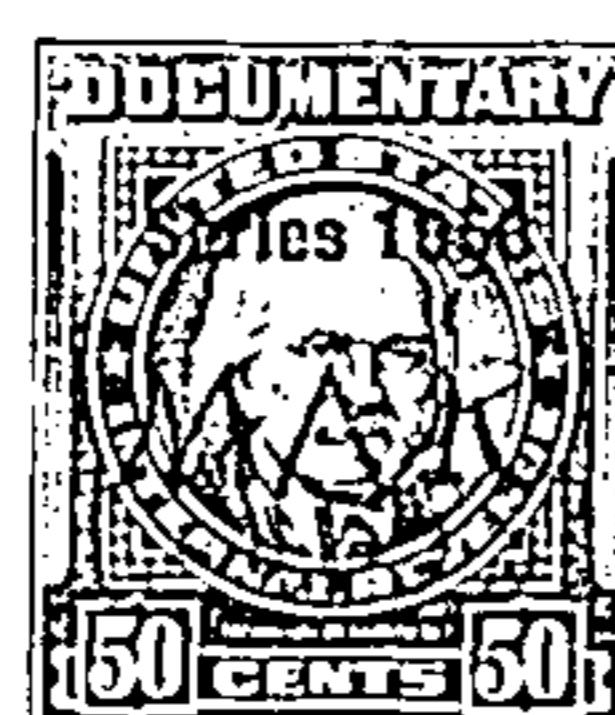
Also all of Fraction "D", being the $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Fractional Section 23, that lies north and west of the public road known as the Fort Williams and Shrader Mill Road, except the following: Begin at the SW corner of Fractional Section 23; thence north along the section line 350 feet; thence East 243 feet to the Fort Williams and Shrader Mill Road; thence in a southwesterly direction along said public road a distance of 350 feet to point of beginning, said excepted area containing 1 acre, and the property conveyed by this instrument being approximately 52 acres.

This conveyance is subject to that certain conveyance made by A. E. Stricklin and Perlie Stricklin on 29th October, 1947 to Alabama Power Company of a transmission line right of way, by deed recorded in Vol. 133, Page 248 of the records of the office of the Judge of Probate of Shelby County, Alabama.

The following personal property located in and on the above said premises,
to-wit:

All improvements thereon, all timber, buildings, fences, Blacksmith Shop, Blacksmith Tools, all farming tools thereon, one one-horse wagon, one set one-horse harness, one 2 wheel rubber tired trailer, wood burning circulator heater therein, one white enamel steel cabinet sink therein, one automatic electric water pump, water pipe and water system and Galvanized steel tank in well, Blacksmith Anvil, Blacksmith Forge, one wood ladder, all poultry equipment, and all growing crops.

As a part of the consideration for this conveyance Grantees assume and agree to pay the balance of that certain mortgage given by Grantors to Harry Hodges recorded in Mortgage Record Volume 229, Page 269, and transferred to Bozeman-Daniels by instrument recorded in Mortgage Record Volume 162, Page 500, both in the Probate Office of Shelby County, Alabama, on which there is a balance of principal of \$3,365.03; also Grantees have executed a Purchase Money Mortgage to Grantors securing \$562.36 of the purchase price of the above property.



TO HAVE AND TO HOLD Unto the said Herman B. Vest and wife Willie Mae Vest,

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, except as set out herein, and 1955 ad valorem taxes which Grantors are to pay, 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 15th day of June, 1955.

WITNESSES:

Wm J. Thornton

Malcolm A. Rich (Seal.)
Mary Evelyn Rich (Seal.)
(Seal.)

(Seal.)

State of ALABAMA
Jefferson COUNTY

I, *Wm J. Thornton* a Notary Public in and for said County, in said State, hereby certify that Malcolm A. Rich and wife Mary Evelyn Rich 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 15th day of June, 1955.

Wm J. Thornton
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 20 day of June, 1955 at 12 o'clock, M. and recorded in *Record 23* Page *394* and the Mortgage Tax of *.90* Deed Tax of *.50* has been paid.

Judge of Probate

1250.25
56.2
12.2
12.2
12.2

STATE OF ALABAMA
SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within *deed* has been paid in instrument by law.

STATE OF ALABAMA
SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within *deed* has been paid in instrument by law.

JUDGE OF PROBATE