

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Five (\$75.00)----- DOLLARS

to the undersigned grantors Walter Martin, Jr. and wife, Linnie H. Martin

in hand paid by L. D. Hand and wife, Estelle H. Hand

the receipt whereof is acknowledged unto the said Walter Martin, Jr. and wife, Linnie H. Martin

does hereby grant, bargain, sell and convey unto the said L. D. Hand and wife, Estelle H. Hand

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

Shelby

County, Alabama, to-wit:

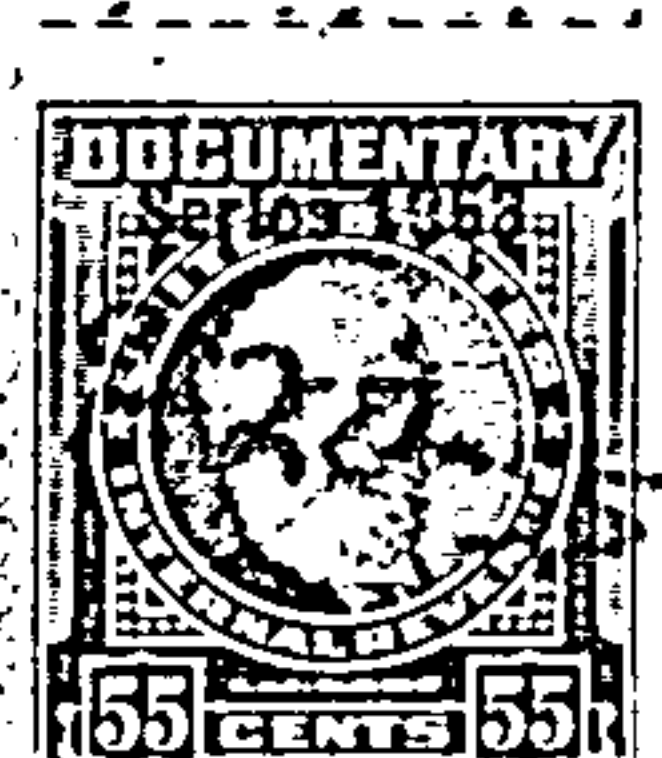
Lots 3 and 4, in Block 85, as shown by J. H. Dunstan's Map of the Town of Calera, Alabama.

Subject to transmission lines permit granted in the deed executed by A. B. Baxley and wife, Jewel Baxley, to Alabama Power Company on the 15th day of May, 1947, and recorded in Volume 129, at page 521, Records of Deeds in the office of the Judge of Probate of Shelby County, Alabama.

As a part of the consideration of this conveyance, the grantee herein assumes and agrees to pay the balance of the indebtedness, the payment of which is secured by the mortgage executed by Braxton W. Thomas and wife, Doris Thomas, to Collateral Investment Company on the 1st day of October, 1947, and recorded in Volume 201, at page 456, Records of Mortgages in the office of the Judge of Probate of Shelby County, Alabama.

Also subject to transmission lines permit granted in the deed executed by A. B. Baxley and wife, Jewel Baxley, to Alabama Power Company, on the 3rd day of April, 1944, and recorded in Volume 118, at page 265, Records of Deeds in the office of the Judge of Probate of Shelby County, Alabama.

Grantors hereby assign all rights, title and interest in escrow account



TO HAVE AND TO HOLD Unto the said L. D. Hand and wife, Estelle H. Hand

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 those mentioned above

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 seal,

this 20th day of September, 1955.

WITNESSES:

Walter Martin, Jr.

Walter Martin, Jr. (Seal.)
Walter Martin, Jr.
Linnie H. Martin (Seal.)
Linnie H. Martin

_____ (Seal.)

State of ALABAMA

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SHELBY

COUNTY

I, Warren G. Findley

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

hereby certify that Walter Martin, Jr. and wife, Linnie H. Martin

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 20th day of September, 1955.

Warren G. Findley 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 4 day of Oct, 1955 at 8 o'clock, P. M.
and recorded in Book 175 Page 347 and the Mortgage Tax of
Deed Tax of \$0 has been paid.
L.C. Walker Judge of Probate