

372

one
page 7500
240

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama }
SHELBY County } PAGE 38

KNOW ALL MEN BY THESE PRESENTS, page 504

That in consideration of One Hundred and no/100----- DOLLARS
and other good and valuable consideration

to the undersigned grantor George L. Martin and wife, Rose J. Martin

in hand paid by Natt C. Smith and wife, Blanche C. Smith

the receipt whereof is acknowledged we the said George L. Martin and wife, Rose J. Martin

do grant, bargain, sell and convey unto the said Natt C. Smith and wife, Blanche C. Smith

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

Shelby County, Alabama, to-wit:

A part of the SW $\frac{1}{4}$ and a part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 33 Township 21 South Range 2 West, more particularly described as commencing at the Southwest corner of said Section, thence North 2 deg 30' West along the Section line 1989 feet; thence East 718.5 feet to the East line of the right of way of the L & N Railroad, the point of beginning, thence North 87 deg East 1466.5 feet to the West line of the Birmingham-Montgomery Highway right of way; thence South 27 deg 32' East along said right of way 210.5 feet; thence South 33 deg 45' East 376 feet; thence South 34 deg 55' East 754.7 feet to a point; thence South 52 deg 10' West 487 feet; thence South 86 deg 40' West 360 feet; thence South 9 deg 20' East 165 feet; thence South 87 deg 30' West 1160.7 feet to the East right of way line of L & N Railroad; thence North 11 deg 33' West 1614 feet to point of beginning, being the same property conveyed to S. M. Tatum by deed recorded in Deed Book 96, Page 71, in the Probate Office of Shelby County, Alabama. Also less all easements, transmission line permits and rights of way of record.

Also the following described personal property located in and on above said real estate, to-wit: 2 gasoline pumps, 1-500 gallon Butane gas tank, 1 gas heater in store, 1 gas floor furnace in residence, 1 gas heater in residence, 1 gas heater in fireplace in residence, 2 electric water pumps, water pipe and all connections, 1-2500 gal. underground gasoline tank, 1-1000 gal. underground gasoline tank, 1-500 gal. underground gasoline tank, 1 air compressor, 1 double lubrication oil tank, 1 single lubrication oil tank, 1 Kerosine oil drum, all electric fixtures and switches, all timber and other improvements.

TO HAVE AND TO HOLD Unto the said Natt C. Smith and wife, Blanche C. Smith

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 easements to Utility Companies, right of way to State of Alabama and lease on portion of farm land to be transferred to purchaser. 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 7th day of October 1955 -

WITNESSES:

Wm J. Thoms

George L. Martin (Seal.)
Rose J. Martin (Seal.)
----- (Seal.)
----- (Seal.)

~~SEYBORN~~ SHELBY COUNTY

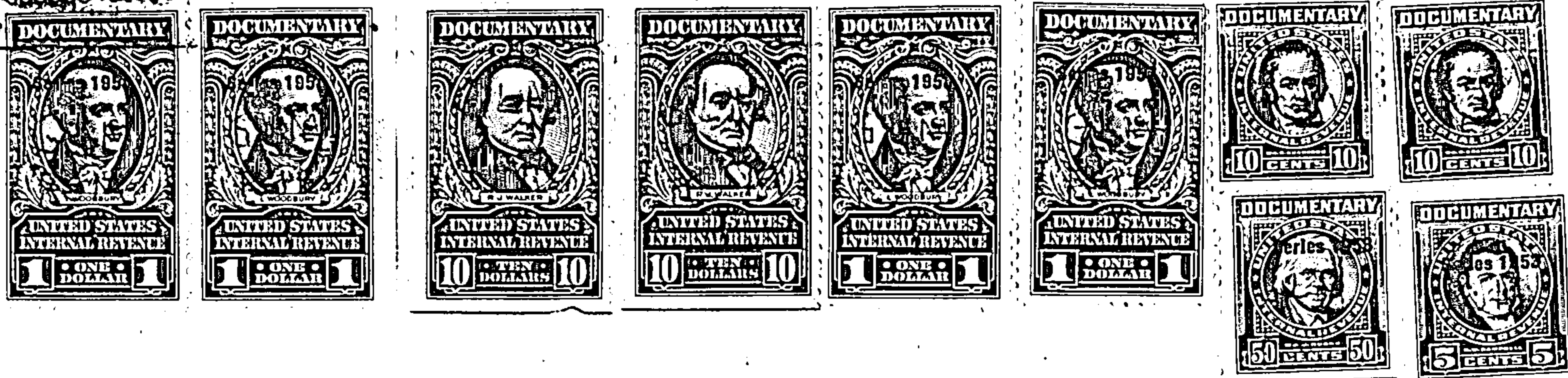
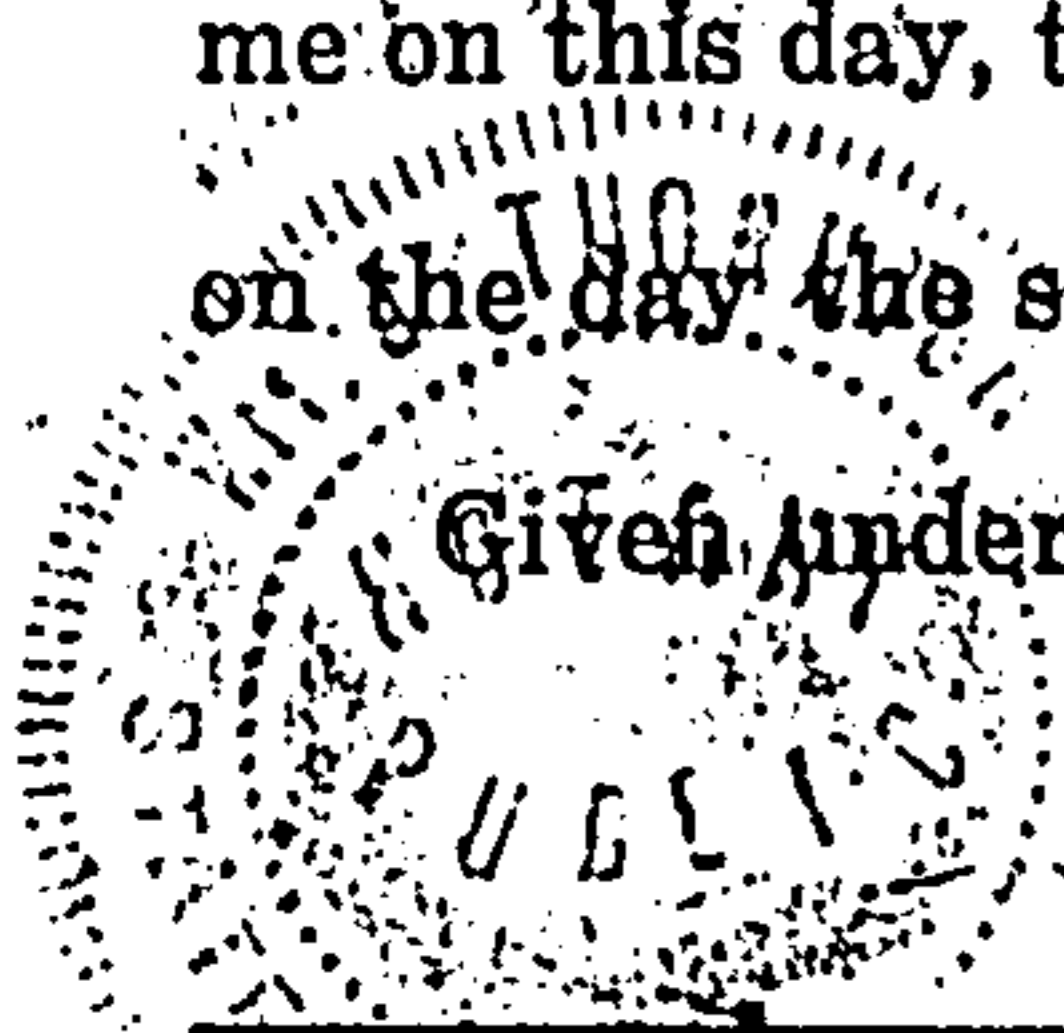
I, Wm J. Thornton a Notary Public in and for said County, in said State, hereby certify that George L. Martin and wife, Rose J. Martin whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

7th day of October 1955

Wm J. Thornton

Notary Public.



STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$ 7.50 Mortgage Tax
has been paid on the within
instrument as required
by law.
L. C. WALKER
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 25 day of Oct, 1955 at 8 o'clock and recorded in Deed Record 126 Page 38, and the mortgage tax of 7.50 has been paid.

L. C. Walker Judge of Probate