

826

State of Alabama

SHELBY

County

BOOK 176 PAGE 397

Known All Men By These Presents,

That in consideration of ONE AND NO/100 (\$1.00)

DOLLARS

to the undersigned grantor s 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 we the said Walter Martin, Jr. and wife, Linnie H. Martin

do 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 County, Alabama, to-wit:

Lots 1 and 2 in Block '85 as shown by J. H. Dunstan's Map of the Town of Calera, Alabama.

Subject to transmission line permits of record.

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 Hugh W. Melton and wife, Anna Bell Melton dated November 4, 1947, and recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 202, page 79.

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

This deed is given for the sole purpose of correcting the erroneously described property and mortgage in that certain deed from grantors to grantees dated September 20, 1955 and recorded in the Probate Office of Shelby County, Alabama in Deed Book 175, page 347.

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;

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 hand s and seal,

this 12th day of November, 1955.

WITNESSES:
SHELBY COUNTY

ACT NO. 769

I hereby certify that no Deed Tax has been collected on this instrument.

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

State of ALABAMA

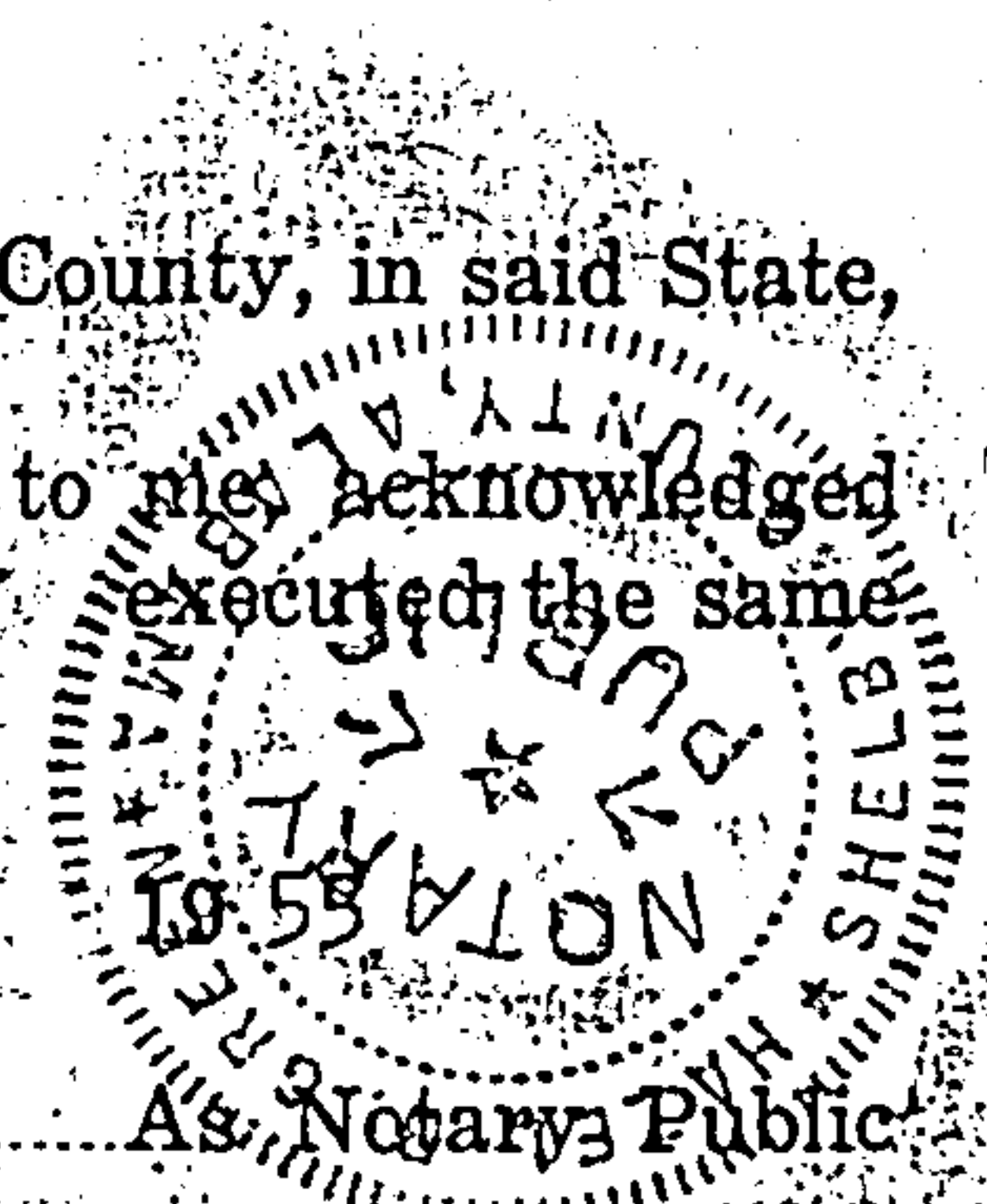
SHELBY

COUNTY

I, Thayer B. Green, a Notary Public in and for said County, in said State, hereby certify that Walter Martin, Jr. and wife, Linnie H. Martin whose name s 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 12 day of November

Thayer B. Green
As 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 24 day of Nov, 1955, at 8 o'clock P.M. and recorded in Record 176 Page 397, and the Mortgage Tax of Deed Tax of has been paid.

L.C. Walker Judge of Probate, before me known to me to be the wife of the within named 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