

\$16.50 3165
\$16.50 3165

See May Mortgage Record 248 Page 515
\$3,000.00
\$3,000.00

6M-2-57
REVISED 2-46

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

State of Alabama

SHELBY

County

BOOK 187 PAGE 310

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and no/100-----
and execution of a first purchase money mortgage for \$12,000.00
to the undersigned grantor Floyd Roberts

DOLLARS

in hand paid by Morgan A. Raines, Sr. and wife Janie Darcus Raines

the receipt whereof is acknowledged I the said Floyd Roberts, a widow

do grant, bargain, sell and convey unto the said Morgan A. Raines, Sr. and wife Janie Darcus Raines

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

Shelby

County, Alabama, to-wit:

The North one-half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Sixteen (16) Township Twenty-one (21) South, Range Two (2) West.

Subject to easement to Alabama Power Company, and 1957 taxes.

The above described property includes all buildings, fences around hog lot and other improvements, automatic electric Jet pump, galvanized water tank and water system, all plumbing, fixtures, and water pipes attached thereto, oil burning floor furnace and oil tanks and attachments, all kitchen cabinets, Youngstown Cabinet sink, 12 metal Venetian blinds, 5 aluminum Awnings, all Aluminum window screens, Electric Hot Water Heater, all electric wiring and switches, shower, corn sheller, Blacksmith Anvil, Hand Forge, 16 foot Extension Ladder, 6 foot step-ladder, 1 eleven cubic foot General Electric Deep- Freeze, 1 Wooden tool chest, one lot of miscellaneous tools and wrenches and all growing crops.

TO HAVE AND TO HOLD Unto the said Morgan A. Raines, Sr. and wife Janie Darcus Raines

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances. except as above stated

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal, .

this 29th day of April, 1957

WITNESSES:

Wm. J. Thornton

Floyd Roberts (Seal.)
(Floyd Roberts)

..... (Seal.)

State of ALABAMA

JEFFERSON

COUNTY

in and for State of Alabama at Large

I, Wm. J. Thornton

a Notary Public in and for said County in said State

hereby certify that Floyd Roberts, a widow

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of April, 1957

Wm. J. Thornton

Notary Public.

For the State of Alabama at Large

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within Deed
was filed for record the 12 day of June 1957 at 8 o'clock, A.M.
and recorded in Deed Book 187 Page 310 and the Mortgage Tax of \$2.00
Deed Tax of \$2.00 has been paid.
L.C. Walker Judge of Probate