

\$116.50 ~~Deed Stamp~~ 3165

3000.00
See May Mortgage Record 948 page 515
4300.00 dep.

6M-2-57

REVISED 2-46

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

Done at
24th day of

State of Alabama }
SHELBY County }

BOOK 187 PAGE 310

KNOW ALL MEN BY THESE PRESENTS,

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

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 ($\frac{1}{2}$) 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.)

(Seal.)

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State of ALABAMA }
JEFFERSON COUNTY }

in and for State of Alabama at Large
a Notary Public in and for said County in said State

I, Wm. J. Thornton 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 10 o'clock, A.M.
and recorded in Record Book 187 Page 310, and the Mortgage Tax of
Deed Tax of \$100.00 has been paid.

L.C. Walker Judge of Probate