

State of Alabama

SHELBY

County

BOOK 189 PAGE 418

Know All Men By These Presents,

That in consideration of Four Hundred and no/100 ----- DOLLARS

to the undersigned grantors Rudolph F. Tidmore and wife, Odell Tidmore

in hand paid by Malcolm E. Joiner and wife, Lou Jean Joiner

the receipt whereof is acknowledged we the said Rudolph F. Tidmore, and wife, Odell Tidmore

do grant, bargain, sell and convey unto the said Malcolm E. Joiner and wife, Lou Jean Joiner

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

Shelby County, Alabama, to-wit:

Lot No. 8 according to map of the Rudy Tidmore property recorded in Map Book 4 page 2 of the Office of Judge of Probate, Shelby County, Alabama. Said lot being more particularly described as follows: Commencing at the Northeast corner of NW $\frac{1}{4}$ of Section 36 Township 21 South Range 1 West; run thence South 87 deg 30' West 690 feet to the Northeast corner of the W. E. Morrow property; thence turn an angle of 89 deg to the left and run thence South 1 deg 30' East 417.6 feet; thence continue running South 1 deg 30' East 200.0 feet; thence turn an angle to the right of 88 deg 28' and run thence South 87 deg 22' West 816.3 feet to the point of beginning of the lot herein conveyed; thence turn an angle 91 deg 32' to the right and run North 1 deg 30' West 200.0 feet; thence turn an angle to the right of 88 deg 38' and run thence North 87 deg 22' East 102.3 feet; run thence South 1 deg 30' East 200.0 feet; run thence South 87 deg 22' West 102.3 feet to the point of beginning of the lot herein conveyed.

TO HAVE AND TO HOLD Unto the said Malcolm E. Joiner and wife, Lou Jean Joiner

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 hands and seal,

this 7th day of January, 1957.

WITNESSES:

Rudolph F. Tidmore (Seal.)

Odell Tidmore (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that Rudolph F. Tidmore and wife, Odell Tidmore 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 7th day of January, 1957.

W. W. Rabren

As Notary Public

State of

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 14 day of Oct, 1957 at 2 o'clock, P.M. and recorded in deed record 189 Page 418, and the Mortgage Tax of \$50 has been paid.
I do the to be the wife of the within named 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 the husband.