

WARRANTY DEED, JOINT GRANTEEES WITH SURVIVORSHIP

1380

State of Alabama }
SHELBY County }

BOOK 191 PAGE 136

Know All Men By These Presents,

That in consideration of Six Thousand Two Hundred and No/100 (\$6,200.00) DOLLARS, and the execution of a purchase money mortgage in the amount of **Fifteen m. & c.** Thousand Fifty and No/100 (\$15,050.00) Dollars to the undersigned grantor ^{m. & c.} Mattie Leigh Nevin

in hand paid by Orland L. Rice and wife, Etta Maie H. Rice

the receipt whereof is acknowledged I the said Mattie Leigh Nevin, a widow

do grant, bargain, sell and convey unto the said Orland L. Rice and wife, Etta Maie H. Rice

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

Shelby County, Alabama, to-wit:

The NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 12, Township 19, Range 2 West, except a two (2) acre tract in the Northwest corner of said Quarter-Quarter Section, more particularly described as follows: Begin at the Northwest corner of said Quarter-Quarter Section and run easterly along the northerly boundary line of said Quarter-Quarter Section for a distance of 417.6'; thence turn an angle to the right of 88° 02' and run in a southerly direction for a distance of 208.8'; thence turn an angle to the right of 91° 58' and run in a westerly direction for a distance of 417.6'; thence turn an angle to the right of 88° 02' and run in a northerly direction along the westerly boundary line of said Quarter-Quarter Section for a distance of 208.8' to the point of beginning; Also, except a one acre tract in the Southeast corner of said Quarter-Quarter Section, more particularly described as follows: Begin at the Southeast corner of said Quarter-Quarter Section and run in a northerly direction along the easterly boundary of said Quarter-Quarter Section for a distance of 208.8'; thence turn an angle to the left of 87° 55' and run in a westerly direction for a distance of 208.8'; thence turn an angle to the left of 92° 05' and run in a southerly direction for a distance of 208.8'; thence turn an angle to the left of 87° 55' and run along the southerly boundary of said Quarter-Quarter (Continued on reverse side and expressly made a part hereof)

TO HAVE AND TO HOLD Unto the said Orland L. Rice and wife, Etta Maie H. Rice

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 noted herein;

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 12th day of October, 1957...

WITNESSES:

Douglas Corbett

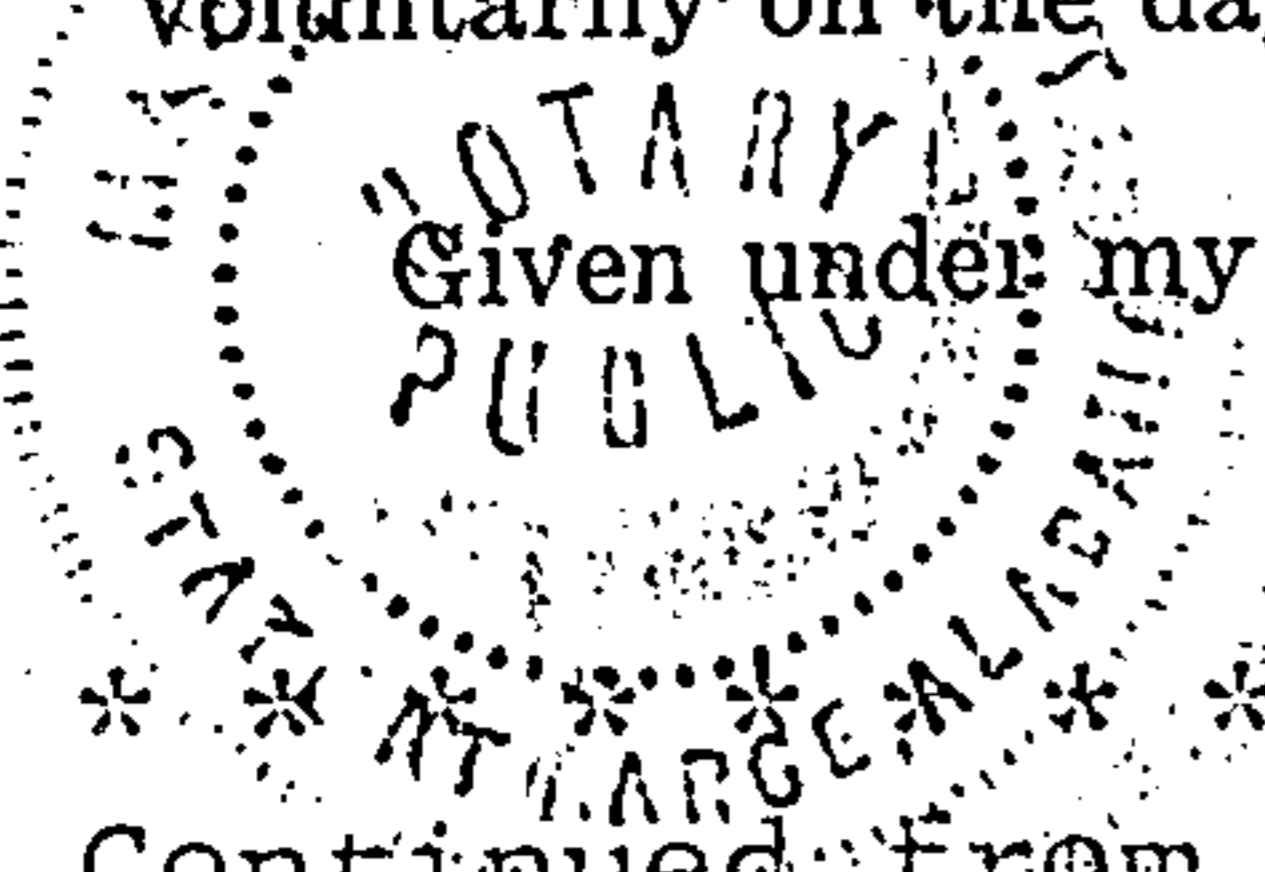
Mattie Leigh Nevin (Seal.)
(Mattie Leigh Nevin)

..... (Seal.)

..... (Seal.)

..... (Seal.)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mattie Leigh Nevin, 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 24th day of September 19 57.

Mary Lynn West As Notary Public

Continued from reverse side hereof:

Section for a distance of 208.8' to point of beginning.

Also, all of the NE 1/4 of the SE 1/4, Section 12, Township 19, Range 2 West, lying west of the County Road.

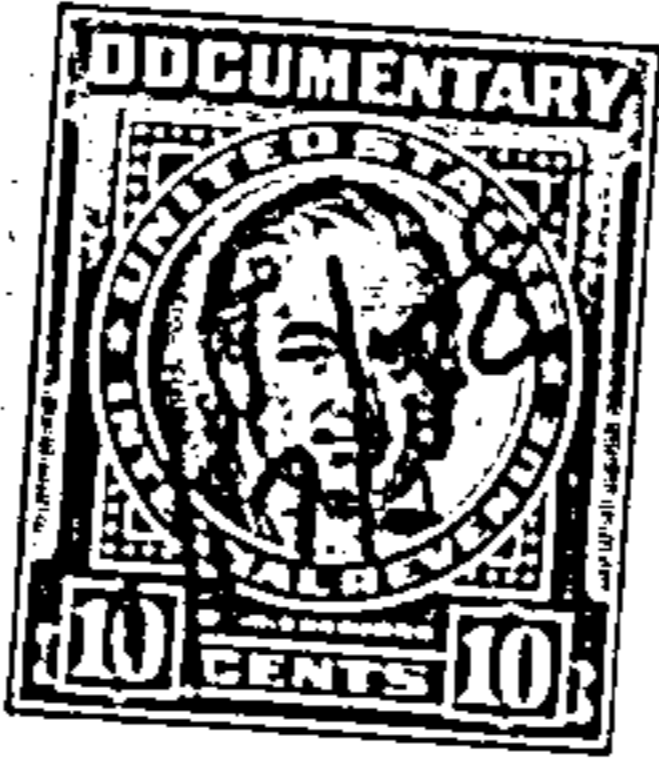
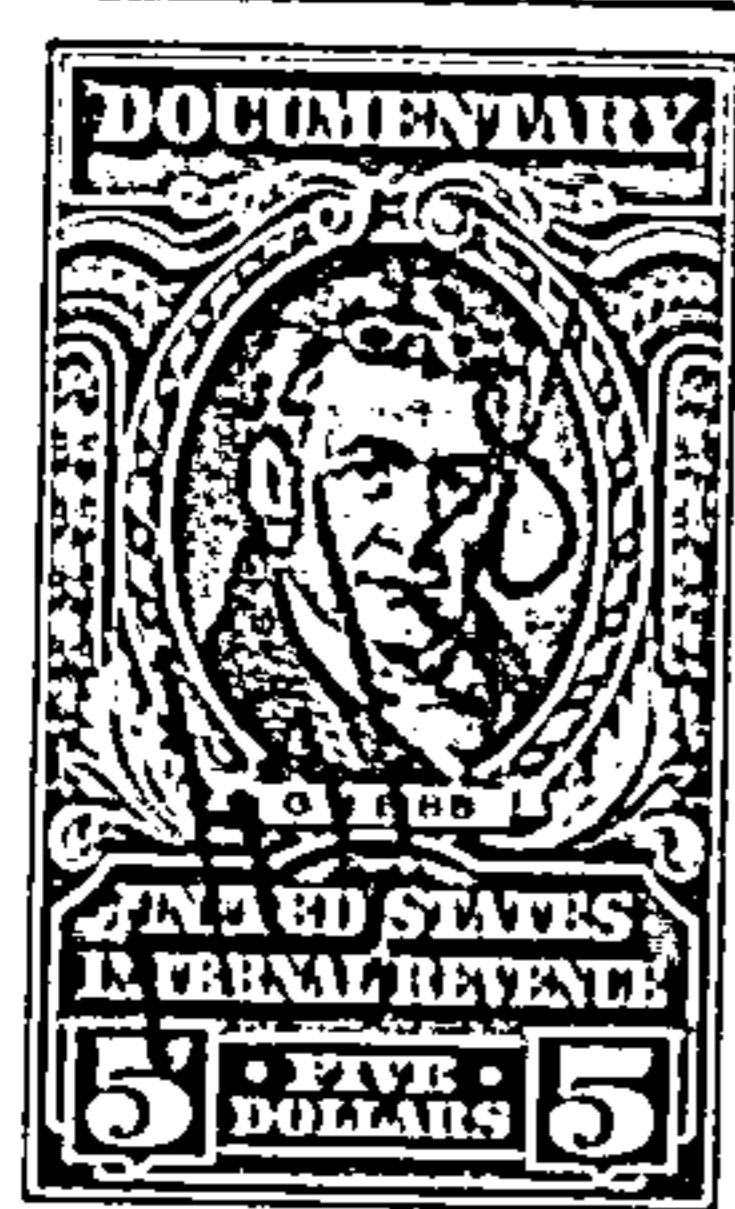
Also, a parcel of land containing 9 1/4 acres, more or less, in the SE 1/4 of SE 1/4, Section 12, Township 19, Range 2 West, described as follows: Begin at the intersection of the North line of SE 1/4 of SE 1/4 of Section 12, Township 19, Range 2 West, with the West line of Cahaba Valley Road; run thence West 874', more or less, to the Northwest corner of said SE 1/4 of SE 1/4; thence South along the West line of said SE 1/4 of SE 1/4 768'; thence turn an angle of 90 degrees to the left and proceed in an easterly direction to the West side of Cahaba Valley Road; thence northerly along said road to the point of beginning.

Also, all of the NW 1/4 of SW 1/4, Section 7, Township 19, Range 1 West, lying west of County Road.

Subject to ad valorem taxes for the current year, 1957.

Subject to ad valorem taxes for the current year, 1958.

Mattie Leigh Nevin (SEAL) (Mattie Leigh Nevin)



STATE OF ALABAMA SHELBY COUNTY I hereby certify that \$6.50 has been paid on the instrument as required by law. L. C. WALKER, Judge of Probate

6.50 1.45 7.95

STATE OF ALABAMA, SHELBY COUNTY I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 17 day of Jan., 1958 at 8 o'clock and recorded in Record 141 Page 137, and the Mortgage Tax of Deed Tax of 6.50 has been paid. L.C. Walker, Judge of Probate