

A. 55 Sub Steps

State of Alabama  
SHELBY County

22 72  
BOOK 199 PAGE 451  
Know All Men By These Presents,

That in consideration of Five Hundred and No/100 DOLLARS

to the undersigned grantor Emma B. Wallace, a widow  
in hand paid by Charles Martin and wife, Jacquelyn Martin

the receipt whereof is acknowledged I the said Emma B. Wallace, a widow  
do grant, bargain, sell and convey unto the said Charles Martin and wife, Jacquelyn Martin

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

Shelby County, Alabama, to-wit:

A part of the NW¼ of NE¼ of Section 11, Township 24 North, Range 12 East, described as follows: Commence at the NW corner of said forty acres and run East along North line of said forty a distance of 432.16 feet to West right of way line of Montevallo-Jemison Cut-Off Road; thence along the West right of way line of said road, South 53 deg 56 minutes East a distance of 913.55 feet to point of beginning of tract herein described and conveyed; thence run South 2 deg 04 minutes West a distance of 392.22 feet; thence South 87 deg 56 minutes East a distance of 124.36 feet; to the West margin of a dirt road; thence run North 2 deg 04 minutes East along West margin of said dirt road a distance of 308.34 feet to West right of way line of Montevallo-Jemison road; thence along said Highway right of way North 53 deg 56 minutes West a distance of 150.00 feet to point of beginning.

Jacquelyn  
TO HAVE AND TO HOLD Unto the said Charles Martin and wife, Jacquelyn Martin

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 lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 7<sup>th</sup> day of February, 1959.

WITNESSES:

X Emma B Wallace (Seal.)

Elsie L. Kendrick (Seal.)

State of ALABAMA  
SHELBY COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Emma B. Wallace, 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 7<sup>th</sup> day of February 1959  
Elsie L. Kendrick As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M Fowler, Judge of Probate, hereby certify that the within was filed for record the 2 day of March 1959 at 2 o'clock P M. and recorded in Book 149 at page 451 and the Mortgage Tax \_\_\_\_\_

Book 149 . 50 pgs