

7.70 Federal Stamp

6M-12-58
REVISED 2-46

BOOK 200 PAGE 96

2474

See entry 259

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

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

Page 13

That in consideration of Five Hundred Cash and the execution of a purchase money mortgage in the amount of Sixty Five Hundred and no/one hundredths. DOLLARS to the undersigned grantor Rance H. Martin and Lillian I. Martin

in hand paid by Joe M. Lide and Joan Lide

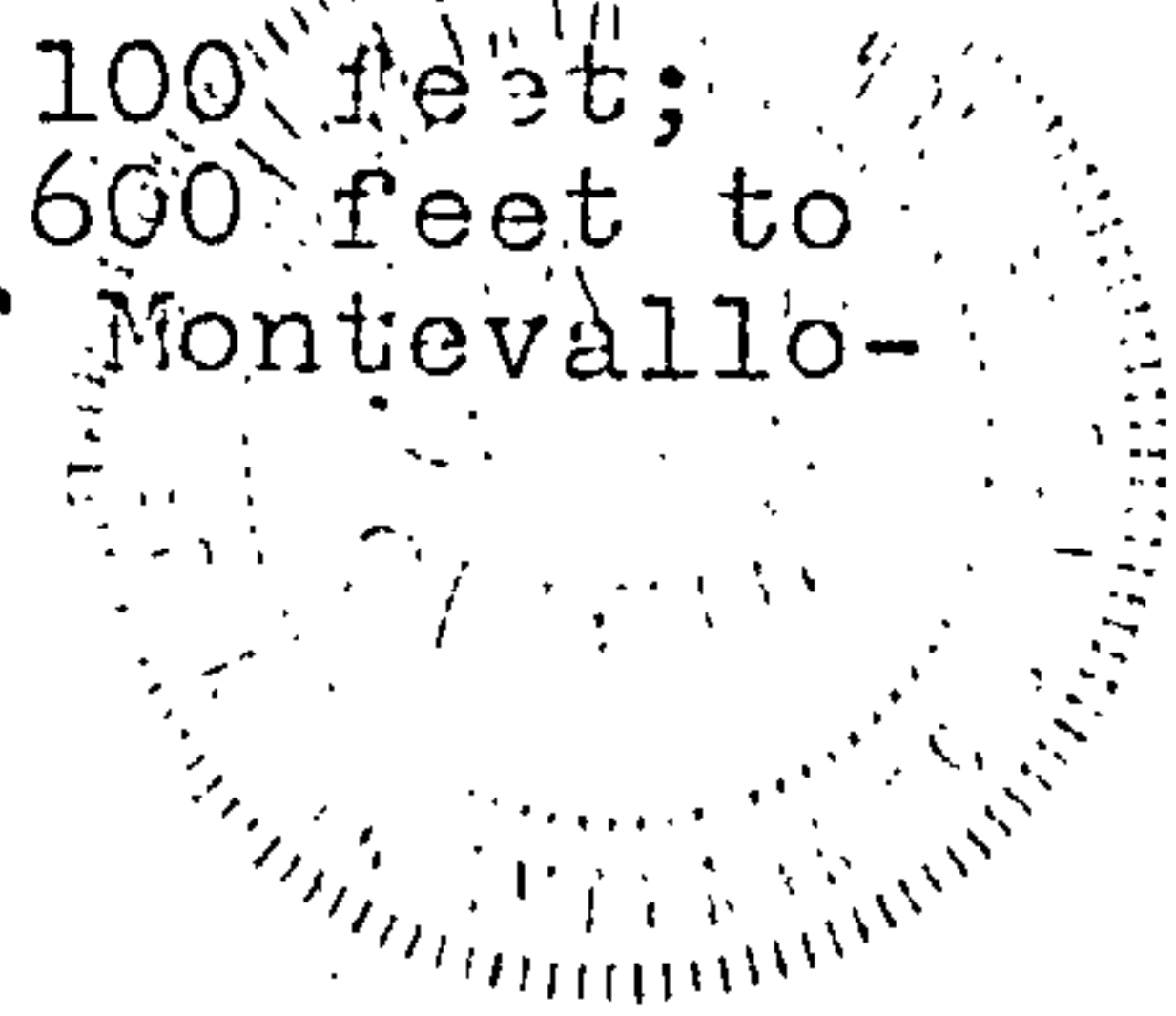
the receipt whereof is acknowledged we the said Rance H. Martin and Wife Lillian I. Martin

do hereby grant, bargain, sell and convey unto the said Joe M. Lide and Joan Lide

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

Shelby County, Alabama, to-wit:

A tract of land situated in the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 21, Range 3, West, in Shelby County, Alabama, particularly described as follows: Commencing at the Northwest corner of said section, and run thence South along the West line thereof a distance of 360 feet; thence East and parallel with the North line of said section a distance of 1100 feet, more or less, to a point on the Western margin of the Montevallo Public Road, as the same existed on October 26, 1945, said point being the Northeastern corner of the tract of land conveyed by J. J. Smylie to E. J. Poole and wife by deed recorded in Deed Book 123, Page 128, of the records in the Probate Office of Shelby County, Alabama; run thence in a Southerly direction along the Western margin of said right of way of said road a distance of 100 feet to point of beginning, of the tract herein described; from said last named point, continue in a Southerly direction along said Western margin of said road a distance of 100 feet; thence West and parallel with the Northern line of said Section a distance of 600 feet; thence in a Northeasterly direction and parallel with the Western line of said right of way of said road a distance of 100 feet; thence East and parallel with the North line of said section 600 feet to point of beginning, with the exception of the right of way of Montevallo-Siluria Highway across the Eastern portion of said tract.



TO HAVE AND TO HOLD Unto the said Joe M. Lide and Joan Lide

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 seals,

this 11th day of March, 1959.

WITNESSES:

Rance H Martin (Seal.)
Lillian I Martin (Seal.)
(Seal.)
(Seal.)

TO
See file
97. *Lillian*

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

BOOK 200 PAGE 97

STATE OF ALABAMA }
SHELBY COUNTY }
I, Conrad M. Fowler, Judge of Probate hereby
certify that *Conrad M. Fowler* was
the *notary* of the *County* *Shelby* on the *11* day
of *March* 1959 at *11* o'clock *A.M.*
and the *Mortgage* *Deed* has been paid.
Deed Tax of *1.45* has been paid.

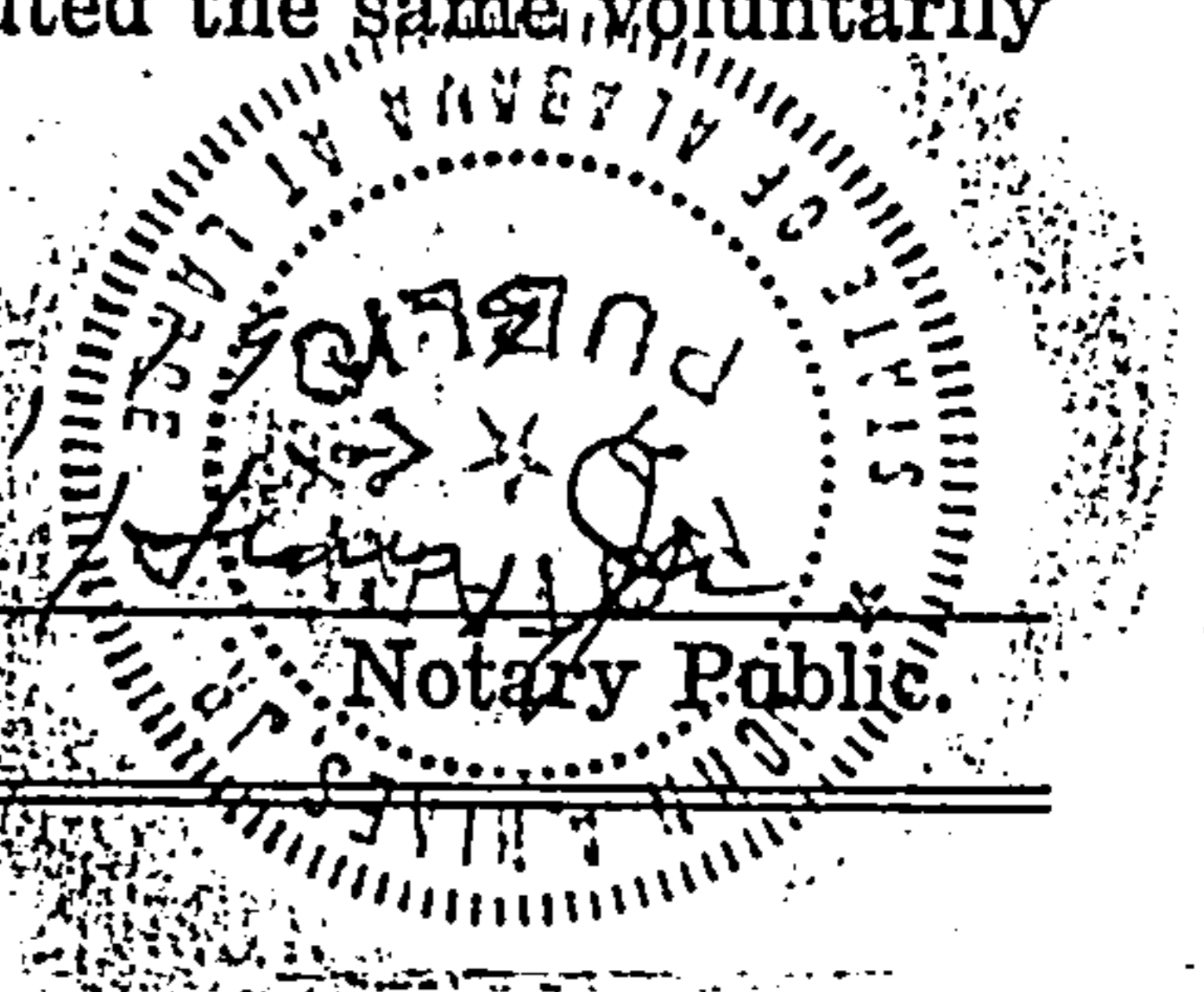
Fee \$
Judge of Probate

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

State of ALABAMA }
SHELBY COUNTY }

I, JOHN A. HINES, JR., a Notary Public in and for said County, in said State,
hereby certify that RANCE H. MARTIN + LILLIAN F. MARTIN
whose name ~~S~~ 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 *11* th day of *March*
John A. Hines, Jr.
Notary Public.



STATE OF ALABAMA }
SHELBY COUNTY }
I, Conrad M. Fowler, Judge of Probate hereby
certify that the within *Deed* was
filed in this office for record the *11* day
of *March* 1959 at *11* o'clock *A.M.*
and recorded in *Book 200* Record *Page 97*
Page *96* and examined *3-25-59*
The Mortgage Tax of \$ *1.45*
and Tax of \$ *1.45* has been paid.
Conrad M. Fowler
Judge of Probate

9.90
1.50
1.45
9.65

Filed 3/19/59
Deed 2d 50 p