

BOOK 200 PAGE 288
STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of FOUR THOUSAND AND NO/100----- DOLLARS

to the undersigned grantor Mary McGuire Walton and G. W. Walton (husband and wife)

in hand paid by A. M. Hinds and Maggie W. Hinds (husband and wife)

the receipt whereof is acknowledged we the said Mary McGuire Walton and G. W. Walton

do grant, bargain, sell and convey unto the said A. M. Hinds and Maggie W. Hinds

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

SHELBY

County, Alabama, to-wit:

All that part of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 14, Township 20 South, Range 3 West, that lies Southwest of L & N Railroad right of way. Also, all that part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 14, Township 20 South, Range 3 West that lies Southwest of L & N Railroad right of way, EXCEPT lot sold to F.C. Oates as described in Deed Book 43, page 127, and also EXCEPT that portion of the lot sold to Ada Alexander as described in Deed Book 118, page 99, that lies within said forty. The SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, EXCEPT lot sold to A.L. Cooper as described in Deed Book 116, page 408; and EXCEPT lot sold to Carrie Cargo as described in Deed Book 110, page 55; and EXCEPT lot sold to Plantation Pipe Line Company as described in Deed Book 144, page 271; and EXCEPT lot sold to Al Sykes described in Deed Book 134, page 127; and EXCEPT lot sold to Willie Adams as described in Deed Book 129, page 557; and EXCEPT that lot sold to Ada Alexander as described in Deed Book 118, page 99.

Subject to public road rights of way, railroad right of way, transmission line permits to Alabama Power Company, and easements for public utilities.

TO HAVE AND TO HOLD Unto the said A. M. Hinds and Maggie W. Hinds

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 11th day of March, 1959.

WITNESSES:

Mary McGuire Walton (Seal.)
G. W. Walton (Seal.)



(Seal.)

(Seal.)

6.3528
1.455
K.40

Return to: _____

Mary McGuire Walton and
G. W. Walton

TO

A. M. Hinds and Maggie W. Hinds

Belden

WARRANTY DEED
JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,
SHELBY County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the 2 day of April 1957 at 2 o'clock P.M. and was duly recorded in Volume 200 of Deeds at page 288, and examined.

Conrad M. Fowler
Judge of Probate.

289

STATE OF ALABAMA
SHELBY COUNTY

BOOK 200 PAGE 289

I, Handy Ellis, a Notary Public in and for said County, in said State, hereby certify that Mary McGuire Walton and G. W. Walton (husband and wife) 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 11th day of March

Handy Ellis
State at Large for Alabama
As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
has been paid on the within
instrument as required
by law.
CONRAD M. FOWLER
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 2 day of April 1957 at 2 o'clock P.M. and recorded in deed Record 200 at page 288 and the Mortgage Tax Deed Tax 20 has been paid.

Conrad M. Fowler
Judge of Probate