

State of Alabama

Shelby

County

2964
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand and 82/100 Cash Dollars, the ~~DEED~~ assumption of a First mortgage and the execution of a second purchase money mortgage.

to the undersigned grantor s Herman B. Vest and wife, Willie Mae Vest

in hand paid by Charles B. Smith and wife, Myrtice L. Smith

the receipt whereof is acknowledged we the said Herman B. Vest and wife, Willie Mae Vest

do grant, bargain, sell and convey unto the said Charles B. Smith and wife, Myrtice L. Smith and personal property

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

Shelby

County, Alabama, to-wit:

All that part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Fractional Sec. 23, Tp 22, Range 1 East, lying South of the R/W of the Ala. Mineral Branch of the L & N R.R. Also all of Fraction "D", being the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Fractional Sec. 23, that lies North and West of the public road known as the Fort Williams and Shrader Mill Road, except the following: Begin at the SW corner of Fractional Sec. 23; thence North along the Sec. line 350 feet; thence East 243 feet to the Fort Williams and Shrader Mill Road; thence in a southwesterly direction along said public road a distance of 350 feet to point of beginning, said excepted area containing 1 acre, and the property conveyed by this instrument being approximately 52 acres.

Subject to that certain conveyance made by A. E. Stricklin and Perlle Stricklin on 29th October, 1947 to Ala. Power Co. of a Transmission line R/W, by deed rec. in Vol. 133, Page 248 in the office of the Judge of Probate of Shelby County, Ala. including all improvements thereon, all timber, buildings, fences one one-horse wagon, wood burning circulator heater, one white enamel steel cabinet sink, one automatic electric water pump, water pipe and water system and galvanized steel tank at well.

As a part of the purchase price purchasers assume and agree to pay the balance due on that certain mortgage given to Harry Hodges recorded in mortgage record Vol. 229 Page 269 and transferred to Bozeman Daniel by instrument recorded in Mortgage record Vol. 162 Page 500, both in the probate office of Shelby County, Alabama on which there is a present principle balance of \$2004.18.

Also Grantees have executed a purchase money mortgage to Grantors securing \$745.00 of the Purchase price of the above property.

TO HAVE AND TO HOLD Unto the said Charles B. Smith and wife, Myrtice L. Smith

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. except current taxes and as above set forth

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 hand and seal, s

this 11th day of April, 1960.

WITNESSES:

Herman B. Vest (Seal.)
Willie Mae Vest (Seal.)



BOOK 250-PAGE 102

Herman B. Vest and wife,

Willie Mae Vest

TO

Charles B. Smith and wife,

Myrtice L. Smith.

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

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 22 day
of April at 10 o'clock P.M.
and recorded in Deed Record 228
page 462 and examined 1-20-60
and the Mortgage Tax of \$ 1.20
Deed Tax of 4.50 has been paid.

Fee \$ 1.20

Judge of Probate

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of North Carolina }
New Hanover COUNTY }

I, the undersigned Hattie L. Verzard a Notary Public in and for said County, in said State,
hereby certify that Herman B. Vest and wife, Willie Mae Vest
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

16th day of April, 1960.

Hattie L. Verzard

Notary Public.

My Commission expires July 11, 1960

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed was filed
for record in this office on the 22 day of April 1960 at 10 o'clock and
recorded in Deed Book 228 at page 462 on the 20 day of April 1960.
Mortgage Tax 1.20 Deed Tax 4.50 has been paid.

Conrad M. Fowler
Judge of Probate