

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Four thousand five hundred & twenty-two & 31/100 DOLLARS and assume balance of Mortgage to Realty Mortgage Company in the amount of \$3,977.69 dated April, 23rd. 1951. to the undersigned grantor J. S. Plant and wife Norma F. Plant

in hand paid by Otha Rakes and wife Nellie Estelle Rakes

the receipt whereof is acknowledged we the said J. S. Plant & wife Norma F. Plant

do grant, bargain, sell and convey unto the said Otha Rakes & wife Nellie Estelle Rakes

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

SHELBY County, Alabama, to-wit:

Lot in NE $\frac{1}{4}$  of NW $\frac{1}{4}$  Section 21, Township 22, South Range 3 West, described as follows: Beginning at a point where the West right of way line of the Montevallo-Siluria Public Road crosses the South line of NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 21 and run along said right of way North 3 deg. 10' West 400 feet to point of beginning of lot herein described; thence continue in same direction along said road right of way a distance of 100 feet; thence West and perpendicular to said road a distance of 150 feet; thence South and parallel with said road a distance of 100 feet; thence East and perpendicular to said road a distance of 150 feet; to a point of beginning.

As a part of the consideration of this Deed, Grantees expressly agree to assume and do assume the above mentioned Mortgage indebtedness secured by Mortgage to Realty Mortgage Company, which said Mortgage is recorded in the Probate Office of Shelby County, Alabama, in Mortgage Book 217, Page 503.

TO HAVE AND TO HOLD Unto the said Otha Rakes & wife, Nellie Estelle Rakes

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 day of

WITNESSES:

L. G. Wallace

+ J. S. Plant (Seal.)  
+ Norma F. Plant (Seal.)  
(Seal.)  
(Seal.)

BOOK 211 PAGE 502



J. S. Plant & wife

Norma F. Plant

TO

Otha Rakes & wife

Nellie Estelle Rakes

Book 61 - Mrs. Estelle

# WARRANTY DEED

JOINT GRANTEES 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

day of

at o'clock M, and was duly re-

corded in Volume of Deeds

at page and examined.

Judge of Probate.

State of Alabama

Shelby COUNTY

I, L. E. Shaw, Justice Of The Peace, a Notary Public in and for said County, in said State, hereby certify that J. S. Plant and wife Norma F. Plant 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 3rd day of August 1960

My Commission expires Jan 16, 1966

Justice Of The Peace

As Notary Public

State of

COUNTY

I, a Notary Public in and for said County, in said State, do hereby certify that on the day of 19, came before me the within named known to me to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of 19

As Notary Public

\$... has been in ins by law

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STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record in this office on the day of 1960 at M. o'clock, and recorded in Book 21 at page 52 on the day of 1960. Mortgage Tax Deed Tax has been paid.

Conrad M. Fowler  
Judge of Probate

