

State of Alabama

Shelby

County

686
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fourteen Thousand, Four Hundred and no/100----- DOLLARS

to the undersigned grantor William J. Muehlbauer and wife, Elizabeth W. Muehlbauer

in hand paid by Thomas M. Holt and Forrestine W. Holt

the receipt whereof is acknowledged we the said

William J. Muehlbauer and wife, Elizabeth W. Muehlbauer

do grant, bargain, sell and convey unto the said

Thomas M. Holt and Forrestine W. Holt

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

Shelby

County, Alabama, to-wit:

Lot No. 12, Block 1, according to Map of Arden Subdivision as recorded in the office of the Judge of Probate of Shelby County, Alabama, in Map Book 3 page 64, according to Arden Subdivision of the town of Montevallo, Alabama.

Also a parcel of land described as follows: Beginning at the northwest corner of Lot No. 12 Block No. 1 as per said Map of Arden Subdivision; thence run north 5 deg. 02 min. west a distance of 56 feet, more or less to the north boundary line of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 21, Township 22 South, Range 3 West; thence run north 84 deg. 27 min. East along said boundary line a distance of 100 feet; thence run south 5 deg. 02 min. East 57 $\frac{1}{2}$ feet, more or less, to northeast corner of said Lot No. 12; thence run west along north boundary line of said Lot No. 12 a distance of 100.0 feet to point of beginning.

Subject to the restrictions and covenants heretofore made by the Montevallo Development Company in the use of said lands heretofore made and which is shown of record in Deed Book 139 on page 269 in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Thomas M. Holt and Forrestine W. Holt

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 3rd day of November, 1961

WITNESSES:

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William J. Muehlbauer (Seal.)
Elizabeth W. Muehlbauer (Seal.)
(Seal.)
(Seal.)

Neil

TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO. 14.25

TITLE INSURANCE — ABSTRACT 15.91

TRUSTS

BIRMINGHAM, ALABAMA

1.41

21.90

State of ALABAMA }
SHELBY COUNTY }

I, Martha B. Joiner a Notary Public in and for said County, in said State,
hereby certify that William J. Muehlbauer and wife, Elizabeth W. Muehlbauer
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 November, 1961.

Martha B. Joiner
Notary Public.

BOOK 218 PAGE 91

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11-4-1961
RECORDED & \$ MTG. TAX
& \$ HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad W. Fowler
JUDGE OF PROBATE

