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p 223

State of Alabama

County

Know All Men By These Presents,

That in consideration of Thirty six hundred and fifty (\$3,650.00) DOLLARS

to the undersigned grantor Henry Smith and wife Margie Smith

in hand paid by Harold A. Rubin and wife T. Sue Rubin

the receipt whereof is acknowledged we the said Henry Smith and wife Margie Smith

do grant, bargain, sell and convey unto the said Harold A. Rubin and wife T. Sue Rubin

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

Shelby County, Alabama, to-wit: Lots 2, 3, and 4, Maxwell's Addition to Elliottsville, according to map as recorded in Map Book 3, Page 118, in Probate Office of Shelby County, Alabama. Said lots also being described as follows: Commencing at the NE corner of lot 1 of N. 4, Section 14, Township 21, Range 3, West; thence South 2° 30' East 15 feet; thence North 67 deg. 30' East 60 feet; thence South 22 deg. 30' West 375 feet to the point of beginning, which said point is the NE corner of lot 4 according to Maxwell's Addition to Elliottsville, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3 Page 118, and which said point is on the West margin of the Montevallo-Siluria Highway; thence continue in the same direction South 22 deg. 30' West 150 feet to the SE corner of lot 2 according to Maxwell's Addition to Elliottsville; thence North 67 deg. 30' West 150 feet to the SW corner of said lot #2; thence North 22 deg. 30' East 150 feet to the NE corner of lot #4 in said Maxwell's Addition; thence South 67 deg. 30' East 150 feet to point of beginning. There is not to be any open toilets on this property.

TO HAVE AND TO HOLD Unto the said Harold A. Rubin and wife T. Sue Rubin

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 11 day of February 1965

WITNESSES:

James F. Livingston

Henry Smith

Margie Smith

(Seal.)

(Seal.)

(Seal.)

(Seal.)

BOOK 234 PAGE 231

263 323

FORM 207-A

TO

McIntosh Co.

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

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 19.....
at o'clock..... M, and was duly re-
corded in Volume of Deeds
at page....., and examined.

Judge of Probate.

1.51

State of

COUNTY

I, Willodene Jones, a Notary Public in and for said County, in said State,
hereby certify that Henry Smith and wife, Margie Smith
whose name 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 February 19 65.
Willodene Jones As Notary Public

State of

COUNTY

I, do hereby certify that on the day of 19....., a Notary Public in and for said County, in said State,
the within named came before me
to be the wife of the within named known to me
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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *2/11/65*
RECORDED & INDEXED TAX
& \$.....
PD. ON T.....

Cor. M. V. ...
JUDGE OF PROBATE

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