

see 127 299
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State of Alabama

Shelby County

1499

Know All Men By These Presents.

That in consideration of Two Thousand and no/100 (\$2,000.00) -----DOLLARS and assumption of the within described mortgage and the execution of a Second Mortgage as outlined below to the undersigned grantors Delbert S. Hiestand, Jr. and wife Stella D. Hiestand in hand paid by Joseph P. Jones and wife Mildred V. Jones

the receipt whereof is acknowledged we the said Delbert S. Hiestand, Jr. and wife Stella D. Hiestand

do hereby grant, bargain, sell and convey unto the said Joseph P. Jones and wife Mildred V. Jones

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

Shelby County, Alabama, to-wit:

The E 1/2 of SE 1/4 of SE 1/4 of Section 11, Township 20, Range 1 West.

Subject To:

All easements and rights of way of record. Rights claimed by the Alabama Power Company under transmission line permits recorded in Deed Book 102 pages 120 and 121 in Probate Office. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

The Grantees named herein hereby assume and agree to pay the existing mortgage from Delbert S. Hiestand, Jr. and wife Stella Hayes Hiestand to Birmingham Federal Savings & Loan Association dated 17th February 1964 & filed 19th February 1964 and recorded in Mortgage Book 286 on page 692 in Probate Office of Shelby County, Alabama. The present balance of said mortgage is \$3,649.17

The Grantees have executed a Second Purchase-money Mortgage in the amount of \$6,850.83, payable at \$40.00 per month, of even date herewith.

TO HAVE AND TO HOLD Unto the said Joseph P. Jones and wife Mildred V. Jones

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 taxes for the current year)

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 19th day of November, 1965

WITNESSES:

Delbert S. Hiestand, Jr. (Seal.)
DELBERT S. HIESTAND, JR.
Stella D. Hiestand (Seal.)
STELLA D. HIESTAND
..... (Seal.)
..... (Seal.)

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Mail To: Horn Realty Company
18 North 21st Street
Birmingham, Alabama 35203

[Handwritten signature]

Delbert S. Hiestand, Jr.
and wife
Stella D. Hiestand

TO

Joseph P. Jones
and wife
Mildred V. Jones

WARRANTY DEED
JOINT GRANTEES WITH SURVIVORSHIP

Horn Realty Company
2025 1/2th Avenue North
Birmingham, Alabama

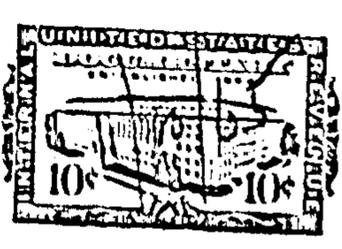
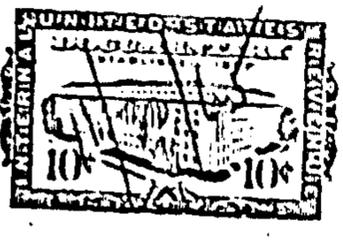
2.00
1.45
3.45

State of Georgia
Dougherty COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Delbert S. Hiestand, Jr. and wife Stella D Hiestand 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 19th day of November 1965

[Handwritten signature]
Notary Public
[Handwritten date] 18, 1967



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BOOK

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12/9/65
RECORDED & SEC. TAX
& RECORDING FEES PAID
PD. ON THIS INSTRUMENT.
[Signature]
JUDGE OF PROBATE