

2486

STATE OF ALABAMA)  
TALLADEGA COUNTY)

RETURN TO:  
FIRST FEDERAL SAVINGS  
AND LOAN ASSOCIATION  
P. O. BOX 167  
SYLACAUGA, ALABAMA

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Nine Hundred (\$900.00) Dollars, plus other considerations herein stated, to the undersigned Eddie Ray Vick and wife, Myrtice Marie Vick, herein referred to as Grantors, in hand paid by Voyt V. Guy and wife, Barbara D. Guy, herein referred to as Grantees, the receipt whereof is acknowledged, the said Grantors do grant, bargain, sell and convey unto the said Grantees as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 17, Block 1 of the Pine Hills Subdivision, Vincent, Alabama, as recorded in the Office of Probate Judge, Shelby County, Alabama, in Map or Plat Book 4, at Page 45,

And as additional consideration for this conveyance the Grantees herein assume and agree to pay as it matures, that indebtedness to First Federal Savings and Loan Association of Sylacauga, Alabama, secured by that mortgage recorded in that Office of the Judge of Probate of Shelby County, Alabama, in Mortgage Book 287 at Page 378, and the Grantees hereby ratify and agree to be bound by all of the provisions of said mortgage and the note evidencing same, and



In the event of any default in the making of any payment on the above mortgage, or in the event of any other breach thereof, by the Grantees, or those holding under them, the Grantees hereby agree, for themselves and for those holding under them, to reconvey the above property to the Grantors or their heirs or assigns for the sum of \$1.00, and

In evidence of the agreements herein on their part, the Grantees have joined in the execution of this instrument, and

There is also conveyed to the Grantees all of the right, title, and interest of the Grantors in and to existing insurance policies on the above premises and any existing escrow funds held in connection with the above mentioned mortgage.

TO HAVE AND TO HOLD UNTO the said Grantees as joint tennants, 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

BOOK 248 PAGE 631

2

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 the Grantors do for themselves and for their heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein stated; that they have a good right to sell and convey the same as aforesaid; that they will and their 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, except as herein stated.

IN WITNESS WHEREOF, the Grantors and Grantees have hereunto set their hands and seals this 30th day of January, 1967.

Eddie Ray Vick (SEAL)  
Eddie Ray Vick, Grantor

Myrtice Marie Vick (SEAL)  
Myrtice Marie Vick, Grantor

Voyt V. Guy (SEAL)  
Voyt V. Guy, Grantee

Barbara D. Guy (SEAL)  
Barbara D. Guy, Grantee

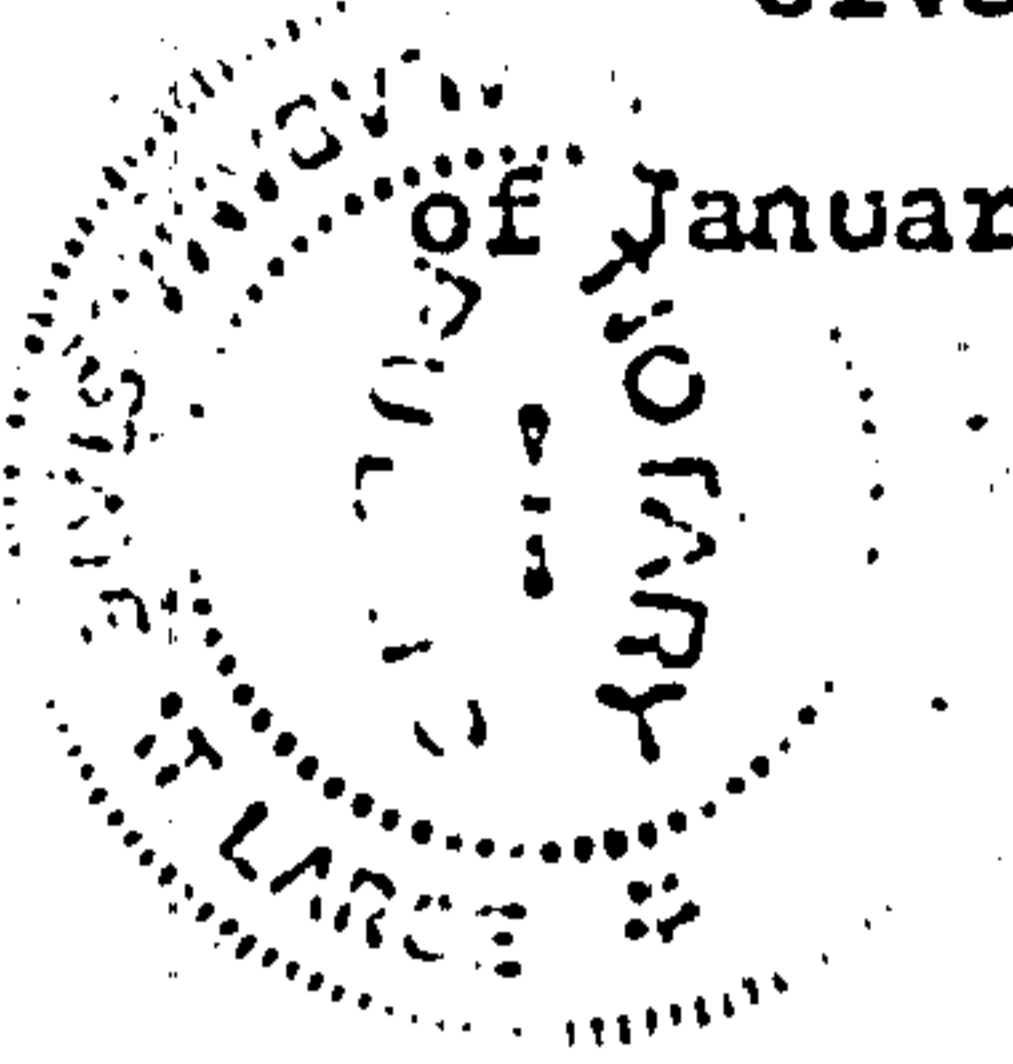
STATE OF ALABAMA )  
TALLADEGA COUNTY )

I, the undersigned authority in and for said County, in said State, hereby certify that Eddie Ray Vick and wife, Myrtice Marie Vick, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

BOOK 246 PAGE 632

Given under my hand and official seal this 30th day

of January, 1967.



Robert Cook  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
*Robert Cook*  
1967 JAN 31 AM 8:00

U.C.C. FILE NUMBER CR  
REC. BK. & PAGE AS SHOWN ABOVE  
*Conrad M. Fowler*  
JUDGE OF PROBATE