

6042

325.00

State of Alabama

County

Shelby

Know All Men By These Presents,

That in consideration of One (\$1.00) DOLLARS
and other valuable considerations

to the undersigned grantor Manuel E. Wilson and wife Sarah M. Wilson

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

the receipt whereof is acknowledged we the said Manuel E. Wilson and wife Sarah M. Wilson

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:

Lot number 36 as shown on a map entitled "Property line map, Siluria Hills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows.

Begin at the intersection of the Northerly R. O. W. line of 4th. Avenue West and the Westerly R.O.W. line of Cotton Street, said R.O.W. lines as shown on the Map of Dedication of the Streets and Easements, Town of Siluria, Alabama; Thence Southwesterly along the said R.O.W. line of 4th. Ave. West for 155.45 ft. Thence 86 deg. 45 min. 01 sec. right and run Northwesterly for 101.45 ft.; Thence 89 deg. 47 min. 29 sec. right and run Northeasterly 156.68 ft. to a point of the Westerly R.O.W. line of Cotton Street; Thence 90 deg. 09 min. 30 sec. right and run Southeasterly along said R.O.W. line of Cotton Street for 63.54 ft. to the beginning of the curve to the right, said curve having a radius of 707.92 ft.; Thence along the arc of said curve and along the R.O.W. line of Cotton Street for 47.31 ft. to the point of beginning.

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 seals

this 5 day of August 1967

WITNESSES:

Manuel E. Wilson (Seal.)
Sarah M. Wilson (Seal.)
(Seal.)
(Seal.)

BOOK 249 PAGE 412

TO

M. A. Rubin Realty
Alabama

WARRANTY DEED

JOINT GRANTEEES 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.

1.45
52
1.95

State of ALABAMA

COUNTY

Carolyn Morris

, a Notary Public in and for said County, in said State,

hereby certify that Manuel E. Wilson and wife Sarah M. Wilson
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, have executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of August 1967.

Carolyn Morris 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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1967 AUG - 7 AM 11:16
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN
1967 AUG - 7 AM 11:16