

STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Fifty And No/100

DOLLARS

to the undersigned grantor Landon Martin and wife Ruth Martin

in hand paid by Lenord Martin and wife Nancy Martin

the receipt whereof is acknowledged we the said Landon Martin and wife Ruth Martin

do es grant, bargain, sell and convey unto the said Lenord Martin and wife Nancy Martin

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

SE1 of NE1 Sec 7 T20 S R 2 W Shelby County, Alabama, to-wit:

A parcel of land situated on the SE1 of the NE1 of Section 7, Township 20 South, Range 2 West, described as following: Beginning at a point on the West boundary of said Quarter-Quarter Section which is 265 feet South of the Northwest corner of said Quarter-Quarter Section; run thence South along the West boundary of said Quarter-Quarter Section; a distance of 100 feet to the Northwest corner of the property heretofore conveyed by grantors to William R.C. Headley and wife Doris Estelle Headley run thence in an Easterly direction along the North boundary line of the Headley property a distance of 337 feet to the Northeast corner of the Headley property and the Southeast corner of Grantor's property; run thence in a Northeasterly direction in a direct line with an iron stob which is situated on the North boundary of said Quarter-Quarter Section where formerly a post oak tree grew, which point is 295 yards from the Northwest corner of said Quarter-Quarter Section, and along the Southeast boundary line of Grantor's property a distance of 75 feet; run thence in a Westerly direction 336 feet more or less to the point of beginning. EXCEPTING the Highway right of way

TO HAVE AND TO HOLD Unto the said Lenard Martin and wife Nancy Martin

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 our selves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we 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 hand and seal,

this 23 day of April 1968

WITNESSES:

Landon Martin (Seal.)

Ruth Martin (Seal.)

(Seal.)

(Seal.)

775

252

Return to: _____

TO

Lenora Martin
Box 345A
Helena, Alabama

WARRANTY DEED

JOINT GRANTEE 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.

.50

1.45

1.95

STATE OF

SHELBY

COUNTY

I, _____, a Notary Public in and for said County, in said State,
hereby certify that *Lenora Martin and wife Ruth Martin*
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 23 day of April 1960

APR 26 1971

Expires 12-26-71

As Notary Public

[Signature]
State of Alabama

Official Seal

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1960 APR 25 PM 8:15
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Deed of Probate
JUDGE OF PROBATE

976 252 9008