

STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Two thousand and twenty five \$2025.00 no/100 DOLLARS

to the undersigned grantor Troy Smith and wife Helen Virginia Wilson Smith

in hand paid by Buster Martin and wife Lyndal R Martin

the receipt whereof is acknowledged we the said Trot Smith and wife Helene Virginia Wilson Smith

do es grant, bargain, sell and convey unto the said Buster Martin and wife Lyndal R

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

Shelby County Commence at the North right of way line center Avenue and West right of way line of Cotton Street, said right of way lines as shown on the Map of Dedication of the Streets and Easements, Town of Siluria, Alabama; thence North along said right of way line of Cotton Street for 236.79 feet to the point of beginning; thence 88 deg 44' 15" left and run Westerly for 179.00 feet; thence 88 deg 44' 15" right run Northorly for 75.00 feet; thence 91 deg 15' 45" right and run Easterly for 179.00 feet; to a point on the Westerly right of way line of Cotton Street; thence 88 deg 44' 15" right and run Southerly along said right of way line of Cotton Street for 75.00 feet to the point of beginning. Also known as lot # 23 as shown on Map entitled "Property line Map, Siluria Mills" prepared by Joseph A. Miller Reg Civil Engineer on October 5, 1965.

As a part of the consideration for excution of this conveyance, grantees herein asum and agree to pay according to terms thereof. that certain mortgage excuted by grantors herein to City Federal Savings & Loan Association recorded in Book page 300 Book 298 .

TO HAVE AND TO HOLD Unto the said Buster Marjin and Lyndal R. 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 self 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;

heirs, executors and administrators, covenant we lawfully seized in fee simple of said

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 day of

WITNESSES:

x *L. J. Smith* (Seal.)
x *Helen Virginia Wilson Smith* (Seal.)
Helen Virginia Wilson Smith (Seal.)
(Seal.)

444

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Return to: Quater Norton
Box 325
Shelby Co

2.50
1.45
3.95

TO

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.

STATE OF
Shelby COUNTY

I, The Undersitnod _____, a Notary Public in and for said County, in said State,
hereby certify that Troy Smith and his wife Helena Virginia Wilton Smith
whose name is signed to the foregoing conveyance, and who is 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 4th day of August 1970

[Signature] As Notary Public
State at Large

Expires 1 /28/71

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
Reed July 25th
1970 AUG 12 AM 9:34
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cons. of Probate
JUDGE OF PROBATE

574 304 382X008 445