

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

DOLLARS

That in consideration of One and No/100--
and other good and valuable consideration

to the undersigned grantors, Harold L. McCord and wife, Edith MCCord,

in hand paid by Robert Martin and wife, Vivian Martin,

the receipt whereof is acknowledged we the said

do Harold L. McCord and wife, Edith McCord,
grant, bargain, sell and convey unto the said

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

Shelby

County, Alabama, to-wit:

That certain lot of land situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1,
Township 22 South, Range 1 West, described as commencing the the SE cor-
ner of said section and run north along said section line a distance of
571.92 feet to the east right of way line of County Highway # 47; thence
turn an angle of 24 deg. 57 min. to the left and run along said right
of way line a distance of 1219.37 feet to the point of beginning of the
lot herein conveyed; thence turn an angle to the right of 110 deg. 34
min. and run 290 feet to an iron pipe driven in the ground; thence turn
an angle to the left of 110 deg. 34 min. and run 150 feet parallel with
the said highway right of way line to an iron pipe driven in the ground;
thence turn an angle to the left of 69 deg. 26 min. and run 290 feet to
an iron pipe driven in the ground on the said highway east right of way
line; thence turn an angle to the left of 110 deg. 34 min. and run along
said highway right of way line a distance of 150 feet to an iron pipe
driven in the ground marking the point of beginning of the lot herein
conveyed; subject, however, to Highway and Utility easements and Rights
of Way, and situated in Shelby County, Alabama.

19710813000033340 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/13/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Robert Martin and Vivian 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 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 hand s and seals
this 12th day of August, 1971.

WITNESSES:

.....
.....
.....

..... (Seal.)
(Harold L. McCord)
..... (Seal.)
..... (Seal.)
(Edith McCord)
..... (Seal.)

RETURN TO:

1.00
1.45
2.45

McCord

TO

Robert Martin

Bl. 2
Columbiana, Mo.

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP



19710813000033340 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/13/1971 12:00:00 AM FILED/CERT

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama

SHELBY

COUNTY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Harold L. McCord and wife, Edith McCord, whose name s araigned 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 12 day of August, 1971.

Nancy K. Brashear
Notary Public

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1971 AUG 13 PM 3:48

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Conrad H. Brasher

JUDGE OF PROBATE

BOOK 200 PAGE 578