

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Eleven Thousand Seven Hundred Fifty and No/100 DOLLARS

to the undersigned grantors, Delano Riddle and wife, Wilma Riddle

in hand paid by Robert Paul Swain and wife, Jennie Louise Swain

the receipt whereof is acknowledged we the said Delano Riddle and wife, Wilma Riddle

do grant, bargain, sell and convey unto the said Robert Paul Swain and wife, Jennie Louise Swain

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

Shelby County, Alabama, to-wit:

"A triangular lot in the Northwest part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 36, Township 19, Range 2 East. Said lot being bounded on West by the C of Ga. R. R.; on the South and East by Shelby County Highway or Road #85; and on the North by lands of Minnie Herd. Together with all improvements situated thereon."

This property is conveyed subject to the mortgage in favor of First National Bank of Childersburg, Alabama. Purchasers hereby agree to assume and pay the unpaid balance of \$5,750.00 due on said mortgage, this being part of total consideration cited above.

19741210000059240 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/10/1974 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Robert Paul Swain and wife, Jennie Louise Swain

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 lawfully seized in fee simple of said premises; that they are free from all encumbrances; except mortgage recited above

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 sand seals

this 30th day of March, 1974

WITNESSES:

Millard W. Lawrence
(as to both)

Delano Riddle (Seal.)
Wilma Riddle (Seal.)
(Seal.)
(Seal.)

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241 Box 381

Thompsonville

Delano Riddle and wife,

Wilma Riddle

TO

Robert Paul Swain and wife,

Jennie Louise Swain

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.

13.95

State of ALABAMA

TALLADEGA COUNTY

I, The undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Delano Riddle and wife, Wilma Riddle whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

30th day of March, 1974

As Notary Public

State of

COUNTY

I, 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



19741210000059240 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/10/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY COUNTY JUDGE OF PROBATE
RECEIVED
DEC 10 PM 2:51
Deed Book 18:00
U.C.C. FILED MAR 18 1974
SHELBY COUNTY, ALA.
RECEIVED MAR 18 1974
CONFIRMED BY JUDGE OF PROBATE