

State of Alabama

County

KNOW ALL MEN BY THESE PRESENTS,

to the undersigned grantor Walter Martin, Jr., and wife, Linnie H. Martin,

in hand paid by James H. Hughes and wife, LaVerne H. Hughes

the receipt whereof is acknowledged we the said Walter Martin, Jr., and wife, Linnie H. Martin,

do grant, bargain, sell and convey unto the said James H. Hughes and wife, LaVerne H. Hughes,

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

Jefferson

County, Alabama, to-wit:

Lots 3 and 4, in Block 85, as shown by J. H. Dunstan's Map of the Town of Calera, Alabama.

Subject to transmission lines permit granted in the deed executed by A. B. Baxley and wife, Jewel Baxley, to Alabama Power Company, on the 3rd day of April, 1944, and recorded in Volume 118, at page 265, Records of Deeds in the office of the Judge of Probate of Shelby County, Alabama.

Subject to transmission lines permit granted in the deed executed by A. B. Baxley and wife, Jewel Baxley, to Alabama Power Company on the 15th day of May, 1947, and recorded in Volume 129, at page 521, Records of Deeds in the office of the Judge of Probate of Shelby County, Alabama.

As a part of the consideration of this conveyance, the grantees herein assume and agree to pay the balance of the indebtedness, the payment of which is secured by the mortgage executed by Braxton W. Thomas and wife, Doris Thomas, to Collateral Investment Company on the 1st day of October, 1947, and recorded in Volume 201, at page 456, Records of Mortgages in the office of the Judge of Probate of Shelby County, Alabama.

As a part of the consideration of this conveyance, the grantees herein assume and agree to pay the state, county and city taxes for the current tax year ending September 30th, 1954.

TO HAVE AND TO HOLD Unto the said James H. Hughes and wife, LaVerne H. Hughes

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, except as herein specifically set out,

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. Except as set out above.

In Witness Whereof, we have hereunto set our hands and seals,

this 13th day of May, 1954.

WITNESSES:

x Walter Martin, Jr. (Seal.)
Walter Martin, Jr.

x Linnie H Martin (Seal.)
Linnie H. Martin

(Seal.)

(Seal.)



19780103000000170 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/03/1978 12:00:00AM FILED/CERT

WALTER MARTIN, JR., AND WIFE,

LIMMIE H. MARTIN,

TO

JAMES H. HUGHES AND WIFE,

LAVARNE H. HUGHES,

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA,

SHELBY 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.

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA
SHELBY COUNTY

I, *Warren G. Thudde*,

for the State of Alabama at large,
a Notary Public in and for said County in said State,

hereby certify that Walter Martin, Jr., and wife, Limmie H. Martin,

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.

I hereunto affix my
Given under my hand and official seal this

13th day of May, 1954.

Warren G. Thudde
Notary Public.

For the State of Alabama at large.

Deed Jan 50
Rec. 3.00
Ind 1.00
4.50

19780103000000170 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/03/1978 12:00:00AM FILED/CERT