

STATE OF ALABAMA)
)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Thirty-One Thousand and No/100 Dollars (\$31,000.00) to the undersigned Mary R. Mathis, a widow, herein referred to as Grantor, in hand paid by Raymond R. Carter and wife, Linda J. Carter, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantor does grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama:

Lots 3 and 4 according to the L. N. Wyatt Sub-division No. 1 being a part of the West one-half of the Northwest one-fourth of Section 34 and part of the East one-half of the Northeast one-fourth of Section 33, Township 19, Range 2 East, a map of which is recorded in Map Book 3 at Page 129 in the Probate Office of Shelby County, Alabama. Said land is more particularly described as follows: Commence at the Southeast corner of the Southeast one-fourth of Northwest one-fourth of Section 34, Township 19, Range 2 East and run West along said section line 226 feet, more or less, to the East line of the Florida Short Route, sometimes known as Alabama Highway No. 91, and run Northwesterly along said Highway 2621 feet; thence run in a Northwesterly direction along said highway 260 feet to a point which point is the South most corner of said L. N. Wyatt Subdivision; thence continue in a Northwesterly direction along said highway 200 feet to the point of beginning of the lots herein conveyed; thence run in a Northeasterly direction and perpendicular to said highway 200 feet; thence run North 49 degrees 30 minutes West 200 feet to an iron pipe; thence run in a Southwesterly direction and perpendicular to said Highway 200 feet to the East line of said Highway; thence run in a Southeasterly direction 200 feet to the point of beginning.

Title is subject to the restrictions in those instruments recorded in Deed Book 136 at Page 549, Deed Book 161 at Page 566, Deed Book 168 at Page 126, and in Deed Book 235 at Page 9, if the same be valid.

TO HAVE AND TO HOLD unto the said Grantees 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



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 Shelby Cnty Judge of Probate, AL
 07/10/1978 12:00:00AM FILED/CERT

*First Federal Sav. & Loan Assoc.
 of Sylacauga*

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 the Grantor does for herself and for her heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein stated; that she has a good right to sell and convey the same as aforesaid; that she will and her 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 herein stated.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this 6th day of April, 1978.

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Shelby Cnty Judge of Probate, AL
07/10/1978 12:00:00AM FILED/CERT

Mary R. Mathis (SEAL)
Mary R. Mathis

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority in and for this County and State, hereby certify that Mary R. Mathis, a widow, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of April, 1978.

Betty Jo King
Notary Public

This instrument was prepared by
Thomas Reuben Bell,
Bell, Lang, Bell, and Fielding
223 North Norton Avenue
Sylacauga, Alabama 35105

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 APR 10 PM 3:34

Thomas R. Shivers, Jr.
JUDGE OF PROBATE

See Mtg 376-660
Recd - 400
Rec. 300
Ind. 100
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