

406

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of One & no/100 ----- DOLLARS

to the undersigned grantor s, J. H. Edwards and Dollie Edwards (husband & wife) in hand paid by John E. Edwards and Zelah Edwards (husband & wife)

the receipt whereof is acknowledged we the said J. H. Edwards and Dollie Edwards

do grant, bargain, sell and convey unto the said John E. Edwards and Zelah Edwards

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

Shelby County, Alabama, to-wit:

Being a portion of the S 1/2 of the SW 1/4 of Section 1, Township 20, South, Range 2 East, and more particularly described as follows:

Commence at the SW corner of said Section 1, thence along the South line of said Section 1, North 87 deg. 57 min. East 382 feet for point of beginning; From said point of beginning continue along the South line of said Section 1, North 87 deg. 57 min. East 485.2 ft. thence North 35 deg. 30 min. East 884.1 feet to the south right of way line of highway 91, thence along the south line of said right of way North 55 deg. 20 min. West 390 ft., thence South 35 deg. 30 min. West 1178 ft., more or less, to point of beginning and contains 9.25 acres, more or less.

This deed is executed to correct error in description of a former deed dated August 1, 1953 and recorded in the Probate Office of Shelby County, Alabama in Deed Book 161 at page 519. The former deed recited that the land is in Range 3 East, whereas it is in Range 2 East.

TO HAVE AND TO HOLD Unto the said John E. Edwards and Zelah Edwards

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 and seal,

this 24<sup>th</sup> day of October, 1953

WITNESSES:

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

*J. H. Edwards* ..... (Seal.)  
*Dollie Edwards* ..... (Seal.)  
..... (Seal.)  
..... (Seal.)

SHELBY COUNTY

I, Mrs. J. W. Dawkins, a Notary Public in and for said County, in said State, hereby certify that J. H. Edwards and Dollie Edwards, (husband & wife) 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 24th day of October 19 53.

Mrs. J. W. Dawkins As Notary Public

State of

Shelby COUNTY

I, Mrs. J. W. Dawkins, a Notary Public in and for said County, in said State, do hereby certify that on the 24th 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

Filed in the office of the Probate Judge on the 26 day of Oct 19 53 at 8 o'clock A M. and recorded in Book 163 Page 98 this 29 day of Oct 19 53. Deed Tax Mortgage Tax has been paid.

L.C. Walker, Judge of Probate

*[Handwritten signature]*