

424

State of Alabama

Shelby

County

Know All Men By These Presents,

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

to the undersigned grantors, J. H. Edwards and Dollie Edwards (husband & wife) in hand paid by A. E. Stewart and Ella T. Stewart (husband & wife)

the receipt whereof is acknowledged we the said J. H. Edwards and Dollie Edwards do we grant, bargain, sell and convey unto the said A. E. Stewart and Ella T. Stewart

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

Shelby

County, Alabama, to-wit:

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

Commence at the SW corner of the said Section 1 and run thence along the South line of said Section 1 North 87° 57' E 863.2 ft. to the point of beginning; from said point of beginning continue along South line of said Section 1, N 87° 57' East 803 ft. to the West line of a Settlement road, thence along the West line of said Settlement road North 35° 30' East 159 ft. to the West line of the Alabama Power Company transmission line right of way, thence along the West line of said transmission line right of way North 18° 30' West 152 ft. to the South line of the right of way of Highway #91, thence along the South right of way line of said Highway #91, North 55° 20' West 516 ft, thence South 35° 30' West 884.1 ft. to point of beginning. Containing 9.1 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 520. 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 A. E. Stewart and Ella T. Stewart,

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 24th day of October, 1953.

WITNESSES:

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

State of ALABAMA

SHELBY

COUNTY

I, Mrs. J. W. Donahoe, 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. Donahoe As Notary Public

Filed in the office of the Probate Judge on the 27 day of Oct 1953 at 8 o'clock M. and recorded in Deed Book 163 Page 136 this 29 day of Oct 1953. Deed Tax Mortgage Tax has been paid.

L.C. Walker, Judge of Probate

do hereby certify that on the day of the within named to be the wife of the within named

known to me who, being examined