

424

2685

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Two thousand and two hundred and No/100(\$2,200.00) DOLLARS

to the undersigned grantors, J. A. Hines and wife, Myra D. Hines,

in hand paid by Robert D. Cardwell and wife, Annette Cardwell,

the receipt whereof is acknowledged, we the said J. A. Hines and wife, Myra D. Hines

do grant, bargain, sell and convey unto the said Robert D. Cardwell and wife, Annette Cardwell,

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

Shelby County, Alabama, to-wit:

Lot #11 and lot #12, Block 4, according to map of the 1st. Addition to Cedar Grove Estates located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West. "It is expressly understood by and between the seller and purchaser that the above property is to be used as a place of residence only and no places of business shall be constructed thereon".

TO HAVE AND TO HOLD Unto the said Robert D. Cardwell and wife, Annette Cardwell,

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.

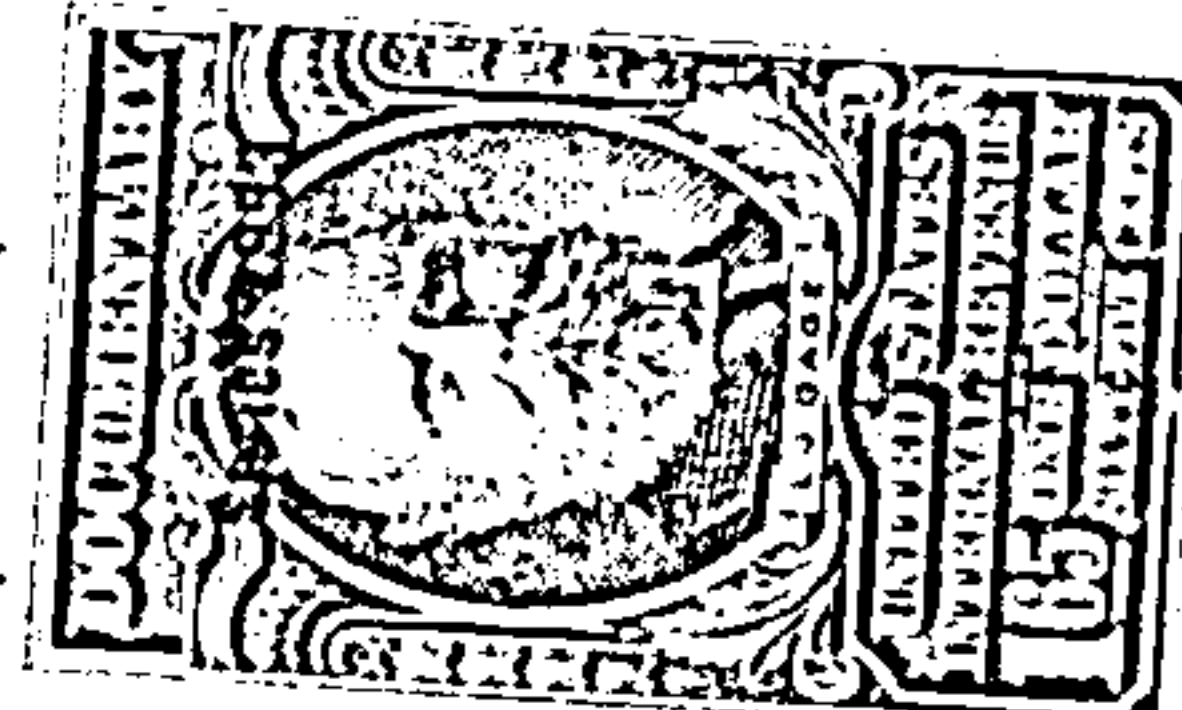
In Witness Whereof, we have hereunto set our hand and seal,

this 10th day of April, 1957.

WITNESSES:

John A. Hines, Jr.

Myra D. Hines



State of ALABAMA

SHELBY

COUNTY

I, John A. Hines, Jr., a Notary Public in and for said County, in said State, hereby certify that J. A. Hines, and wife, Myra D. Hines, whose name 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 11th day of April,

John A. Hines, Jr.

As Notary Public

State of

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 2 day of May 1957 at 10 o'clock, PM, and recorded in Book 186 Page 134, and the Mortgage Tax of Deed Tax of 2.50 has been paid.

to be the wife of the within named separate and apart from the husband touching her signature to the within deed, Judge of Probate, I have examined and 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.