

3347

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

SHELBY

County

BOOK 201 PAGE 327

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand and no/100----- DOLLARS

to the undersigned grantor s Calvin Bearden and wife Lorene Bearden

in hand paid by John F. Angwin and wife Frances Annette Angwin

the receipt whereof is acknowledged we the said Calvin Bearden and wife Lorene Bearden

do grant, bargain, sell and convey unto the said John F. Angwin and wife Frances Annette Angwin

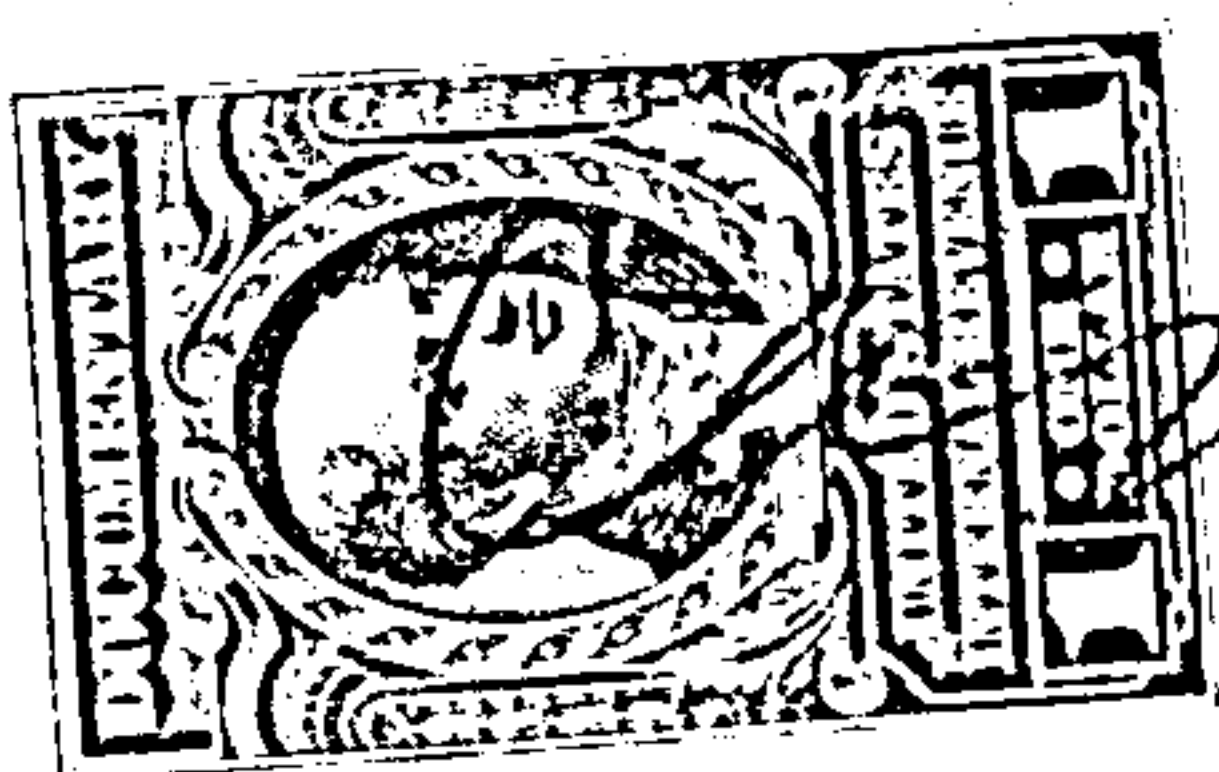
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

All of the S $\frac{1}{2}$ of S $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 9, Township 22, South, Range 3 West that lies East of the Montevallo-Elyton Road right of way, EXCEPT A TRIANGULAR STRIP ON THE NORTH SIDE SOLD TO M. P. Jeter, Jr. as shown by deed recorded in Deed Book 185, on page 199, in Probate Office of Shelby County, Alabama. And the West 20 acres of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 9, Township 22, Range 3 West, EXCEPT a triangular strip on the West side sold to M. P. Jeter, Jr. as shown by deed recorded in Deed Book 185 on page 199, in the Probate Office of Shelby County, Alabama. Also a part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and a part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 16, Township 22 South, Range 3 West; the said parts described together being described as follows: Bounded on the North by Section line between said Section 16 and Section 9, in said Township and Range; on the East and South by the lands of Isam Arnold and known as the Isam Arnold Home Place, on the West by the right of way of the Montevallo and Elyton Public road; and containing 20 acres, more or less.

Subject to 1959 taxes.



TO HAVE AND TO HOLD Unto the said

John F. Angwin and wife Frances Annette Angwin

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 1959 taxes

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 s and seal, s

this 8th day of May, 1959

WITNESSES:

Calvin Bearden (Seal.)
Lorene Bearden (Seal.)
(Seal.)
(Seal.)

RETURN TO:

Calvin Bearden

Lorene Bearden

TO

John F. Angwin

Frances Annette Angwin

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby
certify that the within deed was
filed in this office for record the 13 day
of May 1959 at 10 o'clock M.
and recorded in Deed Record 201
page 321 and examined 321
and the Mortgage Tax of \$ 12.00
Deed Tax of \$ 12.00 has been paid.

Conrad M. Fowler
Judge of Probate

Fee \$ 1.00

12.00
1.00
00.00
THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

BOOK 201 PAGE 320

State of ALABAMA }
SHELBY COUNTY }

I, L. E. Sheard Justice of Peace a Notary Public in and for said County, in said State,
hereby certify that Calvin Bearden and wife Lorene Bearden
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

11th day of May, 1959

L. E. Sheard J.P.
Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed
was filed for record the 13 day of May 1959 at 10 o'clock M. and
recorded in Deed Record 201 at page 321 and the Mortgage Tax
Deed Tax 12.00 has been paid.

Conrad M. Fowler
Judge of Probate