

BOOK 202 PAGE 44

3666

STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

That in consideration of \$1.00 and the love and affection we have for the grantees

to the undersigned grantor Lawrence Edwards and wife, Ruth Edwards

in hand paid by Jimmie Lee Edwards and Virginia Allene Edwards

the receipt whereof is acknowledged we the said Lawrence Edwards and wife, Ruth Edwards

do grant, bargain, sell and convey unto the said Jimmie Lee Edwards and Virginia Allene Edwards

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

Shelby County, Alabama, to-wit:

S 1/2 of N 1/2 of NE 1/4 of SW 1/4, Section 1, Township 20, Range 2 East.

1/2 interest in minerals and mining rights excepted.

There is also conveyed an easement for roadway purposes over a strip of land 20 feet wide leading from the Florida Short Route Highway in a northerly direction across SE 1/4 of SW 1/4 and across NE 1/4 of SW 1/4 of said Section 1; said easement running along a roadway which has heretofore been opened and is now in use, the center line of said roadway being the center line of said easement.

TO HAVE AND TO HOLD Unto the said Jimmie Lee Edwards and Virginia Allene 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 hands and seals, this 21st day of December, 1957

WITNESSES:

Lawrence Edwards (Seal.)
Ruth Edwards (Seal.)

State of ALABAMA

SHELBY

County

I, Martha B. Joiner

, a Notary Public in and for said County, in said State,

hereby certify that Lawrence Edwards and wife, Ruth Edwards

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 21st day of December, 1957

Filed 6/3/59

PAY

Martha B. Joiner
Notary Public