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Dec 26 1959
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STATE OF ALABAMA

SHELBY

COUNTY}

BOOK 263 PAGE 81

Know All Men By These Presents,

That in consideration of Ten Thousand Nine Hundred Eighty-Three and no/100----DOLLARS

to the undersigned grantor Charles J. Lyons, an unmarried man

in hand paid by William N. Eddins and Francis H. Eddins, (husband and wife)

the receipt whereof is acknowledged I the said Charles J. Lyons

do grant, bargain, sell and convey unto the said William N. Eddins and Francis H. Eddins

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

Shelby

County, Alabama, to-wit:

Begin at the Northeast corner of the SE $\frac{1}{4}$ of Section 33, Township 21 South, Range 2 West; thence run South 3 degrees 45 minutes East a distance of 679.64 feet; thence South 87 deg. 17 min. West a distance of 3035.50 feet to the East right of way line of Highway 31; thence North 19 degrees 19 minutes West along the East right of way line of said highway a distance of 265 feet; thence North 18 degrees 28 minutes West along the East right of way line of said highway a distance of 677.40 feet, thence North 86 degrees 52 minutes East a distance of 417.50 feet; thence South 59 degrees 08 minutes East a distance of 91.0 feet; thence South 76 degrees 08 minutes East a distance of 156 feet; thence South 50 degrees 08 minutes East a distance of 98 feet; thence South 32 degrees 08 minutes East a distance of 80 feet; thence North 87 degrees 22 minutes East a distance of 1546.57 feet; thence North 87 degrees 04 minutes East a distance of 982.03 feet to point of beginning. Situated in Section 33, Township 21 South, Range 2 West, Shelby County, Alabama.

Subject to public road rights of way, Lease to Postal Telegraph Cable Company, and Transmission Line Permits to Alabama Power Company.

TO HAVE AND TO HOLD Unto the said William N. Eddins and Francis H. Eddins

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 ourselves 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 seal,

this 25th day of July, 1959.

WITNESSES:

Charles J. Lyons (Seal.)

(Seal.)

(Seal.)

(Seal.)

[Return to:](#)

Charles J. Lyons

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William N. Eddins, et al

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby County

Office of the Judge of Probate

I hereby certify that the within deed
was filed in this office for record on
the 23 day of July, 1911
at 10 o'clock A.M., and was duly re-
corded in Volume 113 of Deeds
at page 31, and examined.

Judge of Probate.

BOOK 203 PAGE 82

STATE OF ALABAMA

SHELBY

COUNTY

State at Large for Alabama

I, Handy Ellis, a Notary Public in and for said County, in said State, hereby certify that Charles J. Lyons, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July

1959

As Notary Public

State at Large for Alabama

CONRAD M. POWELL
LAWYER
OF RECORD



STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within record has been paid.

John C. Clegg
Judge of Probate