

550.00

# State of Alabama

SHELBY

County

Know All Men By These Presents, That in considera-

of the grantees, their successors and assigns agreeing to pay the cost of any road construction ~~that in consideration of~~ or paving assessment, within 15 years from date, levied ~~against grantors lot~~ **DOLLARS** lying immediately west of hereinafter conveyed lot, with express understanding in the event grantors sell any portion of their lot bordering the street along the 450 contour line, then the grantees shall be released from any liability in connection with this restriction, to the undersigned grantor S. S. McEwen and wife, Barbara E. McEwen

in hand paid by H. L. Edmonds and Christine Edmonds .

the receipt whereof is acknowledged we the said S. S. McEwen and wife, Barbara E. McEwen

do grant, bargain, sell and convey unto the said H. L. Edmonds and Christine Edmonds

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

Shelby

County, Alabama, to-wit:

Commencing at the southeast corner of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 6, Township 21 South, Range 2 East; thence south, 87 deg. 58 min. West (magnetic bearing) along the south boundary of the said SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , a distance of 338.0 feet to a point; thence north, 2 deg. 30 min. west (M.B.) a distance of 25.0 feet to a point on the north boundary of Brothers Avenue; thence south, 87 deg. 58 min. West along the north boundary of Brothers Avenue and parallel to Section Line, a distance of 378.23 feet to a point on the 450 contour; thence northerly and northeasterly along the 450 contour to the point of beginning, said point lying 488.07 feet south 87 deg. 58 min. West (MB) of the east boundary of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 6, Township 21 South, Range 2 East; thence continue northerly and northeasterly along the 450 contour to a point of intersection with the said east boundary of SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ; thence south, 2 deg. 30 min. East (MB) along the east boundary of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 6, Township 21 South, Range 2 East, a distance of 592.75 feet to a point (said point lying 420.0 feet north 2 deg. 30 west (MB) of the southeast corner of the said SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ); thence south, 87 deg. 58 min. West parallel to south boundary of said SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , a distance of 488.07 feet to the point of beginning on the 450 contour.

There is excepted herefrom a strip of land extending 50 feet from and parallel to the 450 contour, said strip of land being situated southeast and easterly of said 450 contour, as shown by map made by James L. Ray, Jr. on April 23, 1960. Said 50 foot strip being off the westerly and northwesterly portion of the above described lot. Said map being recorded in Map Book 4 page 54 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said H. L. Edmonds and Christine Edmonds

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.

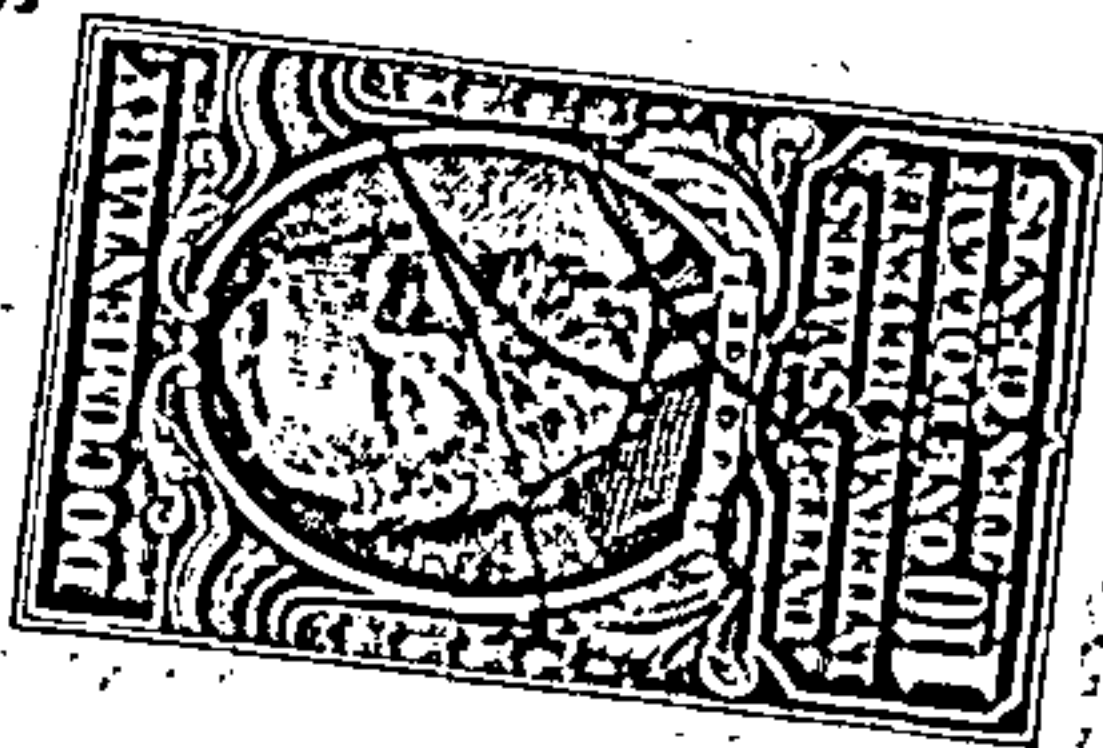
And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 s and seal, s

this 24<sup>th</sup> day of May, 1960.

WITNESSES:



*S. S. McEwen* (Seal.)  
S. S. McEwen

Barbara E. McEwen (Seal.)  
Barbara E. McEwen

Barbara E. McEwen

(Seal.)

(Seal.)



McEwens

TO

Edmonds

*W. L. McEwen, JR.*

# WARRANTY DEED

JOINT GRANTEEES 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 25  
day of May 1960  
at 8 o'clock P.M. and was duly re-  
corded in Volume 209 of Deeds  
at page 162, and examined.  
*Conrad M. Fowler*  
Judge of Probate.

State of ALABAMA

SHELBY

COUNTY

I, Mrs. B. E. Cunningham, a Notary Public in and for said County, in said State,  
hereby certify that S. S. McEwen and wife, Barbara E. McEwen  
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 24 day of May 19 60.

*Mrs. B. E. Cunningham* As Notary Public

State of

COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,  
do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, came before me  
the within named \_\_\_\_\_ known to me  
to be the wife of the within named \_\_\_\_\_ who, being examined  
separate and apart from the husband touching her signature to the within conveyance, 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.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

\_\_\_\_\_  
As Notary Public

STATE OF ALABAMA  
SHELBY COUNTY

I hereby certify that  
\$1.00 Privilege Tax  
has been paid on the with-  
in instrument as required  
by law.

CONRAD M. FOWLER  
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed was filed  
for record in this office on the 25 day of May 1960 at 8 o'clock and  
recorded in Book 209 at page 162 on the 25 day of May 1960.  
Mortgage Tax \_\_\_\_\_ Deed Tax 1.00 has been paid.

*Conrad M. Fowler*

Judge of Probate

209 PAGE 143

2.55-21