

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

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred (\$200.00) Dollars and other good and DOLLARS
valuable consideration

to the undersigned grantor Elbert C. Shannon and William H. Shannon

in hand paid by Gerald F. Chadwell and Melva S. Chadwell

the receipt whereof is acknowledged we the said Elbert C. Shannon and wife, Margaret H. Shannon and William H. Shannon and Wife, Ruth A. Shannon

do grant, bargain, sell and convey unto the said Gerald F. Chadwell and Wife, Melva S. Chadwell

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

Shelby County, Alabama, to-wit:

Tract #3--Commence at the NE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec. 34, T-19-S, R-1-E; thence run South along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 512.20 feet to the point of beginning; thence continue South along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec. a distance of 312.36 feet; thence turn an angle of 91 deg. 04 Min. to the Right and run a distance of 1162.00 feet; thence turn an angle of 90 deg. 00 min. to the Right and run a distance of 68.36 feet; thence turn an angle of 45 deg. 00 min. to the Right and run a distance of 348.00 feet; thence turn an angle of 45 deg. 00 min. to the Right and run a distance of 909.93 feet to the point of beginning, situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec. 34, T-19-S, R-1-E, Shelby County, Alabama, except an easement 50.0 feet wide for road and utilities across said lot along present road as now graded.

Tract #4--Beginning at the SW corner of Sec. 34, T-19-S, R-1-E; thence run East along the South line of said Section a distance of 1335.43 feet to the SE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence turn an angle of 90 deg. 48 min. to the left and run North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 250.10 feet; thence turn an angle of 88 deg. 56 min. to the left and run a distance of 1336.44 feet to the West line of Sec. 34; thence turn an angle of 91 deg. 16 min. to the Left and run South along the West line of Sec. 34 a distance of 256.34 feet to the point of beginning, situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec. 34, T-19-S, R-1-E, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Gerald F. Chadwell and Melva S. Chadwell,

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 1960 taxes which the grantees herein agree to assume and pay.

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 2 day of August, 1960

WITNESSES:



Elbert C. Shannon (Seal.)
Margaret H. Shannon (Seal.)
William H. Shannon (Seal.)
Ruth A. Shannon (Seal.)

BOOK 210 PAGE 336

Elbert C. Shannon and wife
and
William H. Shannon and wife

TO

Paul F. Chadwell and wife

Delva S. Chadwell

3007 15 Ave 13th

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY }

Conrad M. Fowler, Judge of Probate hereby
certify that the within deed was
d in this office for record the 3 day
of Aug 1960 at 11 o'clock M.
recorded in Book 210 at page 336
e 336 and examined 2-4-60
the Mortgage Tax of \$ 4.50 has been paid.
ed Tax of \$ 4.50

\$ 1.45 Judge of Probate

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

4.50

1.45

545

State of ALABAMA
JEFFERSON COUNTY

I, M R Chadwell a Notary Public in and for said County, in said State,

hereby certify that Elbert C. Shannon and wife Margaret H. Shannon and William H. Shannon and wife Ruth A. Shannon whose name s. 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

2nd day of August, 1960

M R Chadwell
Notary Public.

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 3 day of Aug 1960 at 11 M. o'clock and
recorded in Book 210 at page 336 on the 4 day of Aug 1960.
Mortgage Tax 4.50 Deed Tax 4.50 has been paid.

Conrad M. Fowler

Judge of Probate