

State of Alabama

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$600.00 (Six Hundred) Dollars and Other goods and valuable considerations to the undersigned grantor Melvin L. Hallman and wife Ernestine P. Hallman in hand paid by E.J. Byars and wife Lillian P. Byars the receipt whereof is acknowledged we the said Melvin L. Hallman and wife Ernestine P. Hallman do grant, bargain, sell and convey unto the said E.J. Byars and wife Lillian P. Byars as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Beginning at the SE Corner of the SW 1/4 of the NE 1/4, Section 12, Township 24, Range 15 E run West along the South Line of above said quarter-quarter section for a distance of 750.4 feet to a point; thence turn North and run on a bearing of N3030' W for 328.4 feet; thence turn left and run on a bearing of S 67015' W for 54.4 feet; thence turn left and run on a bearing of S 590 20' W for 58.1 feet; thence turn left and run on a bearing of S 46020' W for 224.5 feet; thence turn left and run on a bearing of S 3030' E for a distance of 195.0 feet to the point of beginning of the land herein conveyed; thence turn left and run on a bearing of N 46020' E for 130.0 feet; thence turn right and run on a bearing of S 3030' E for 50.0 feet; thence turn right and run on a bearing of S 46020' W for 130.0 feet; thence turn right and run on a bearing of N 3030' W for 50.0 feet to the point of beginning. The land herein conveyed is a parallelogram measuring 130.0 feet by 50.0 feet and is situated in Shelby County, Alabama.



TO HAVE AND TO HOLD Unto the said E. J. Byars and wife Lillian P. Byars

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, have hereunto set our hand and seal,

this day of January 1961

WITNESSES:

Melvin L. Hallman (Seal.)
Ernestine P. Hallman (Seal.)
(Seal.)
(Seal.)

BOOK 214 PAGE 442

TO

E. J. Byars and wife
Willie L. Byars
Lillian P. Byars

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 15 day of March at 10 o'clock AM and recorded in Deed Record 214 page 442 and examined 214 and the Mortgage Tax of \$ 2.00 and the Deed Tax of \$ 2.00 has been paid.

Fee \$ 1.65
Conrad M. Fowler
Judge of Probate

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

State of

COUNTY

I, Ralph H. Mitchell a Notary Public in and for said County, in said State, hereby certify that Melvin L. Hallman and wife Ernestine P. Hallman 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

18 th. day of January 1961
Ralph Mitchell
Notary Public.

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 15 day of March 1961 at 10 M. o'clock, and recorded in Deed Book 214 at page 442 on the 21 day of March 1961. Mortgage Tax 2.00 Deed Tax 2.00 has been paid.

Conrad M. Fowler
Judge of Probate