

State of Alabama

SHELBY

County

2894 KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED AND NO/100 (\$500.00)

DOLLARS

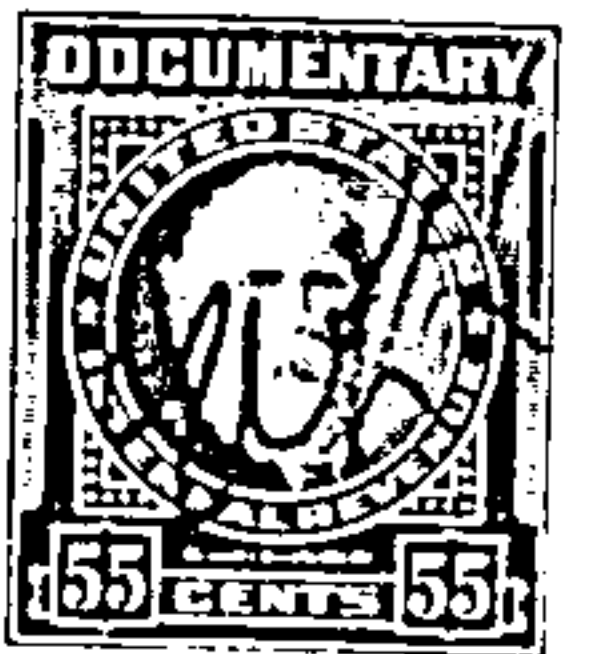
to the undersigned grantors W. L. Lawler, Jr. and wife, Anne Lawler

in hand paid by Calvin Bearden and wife, Lorene Bearden

the receipt whereof is acknowledged we the said W. L. Lawler, Jr. and Anne Lawler

do grant, bargain, sell and convey unto the said Calvin Bearden and Lorene Bearden

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



Shelby County, Alabama, to-wit:

A lot situated in the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 7, Township 24 North, Range 13 East described as follows: Beginning at the center of the SW $\frac{1}{4}$  of said Section 7, and run thence in A Southeasterly direction along a line making an angle of 17 deg. 57' to the left from the West side of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 7 a distance of 496.4 feet to a point on the SW right of way of paved highway; thence at an angle to the left of 11 deg. 09' and along the SW boundary of said highway 567.4 feet for point of beginning of the lot herein described and conveyed; thence continue along the SW right of way of said highway in the same direction 208.7 feet; thence at an angle of 90 deg. to the right a distance of 208.7 feet; thence at an angle to the right of 90 deg. a distance of 208.7 feet; thence at a 90 deg. angle to the right, 208.7 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said Calvin Bearden and Lorene Bearden

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,  
this 15 day of March, 1960.

WITNESSES:

J. L. Lawler, Jr. (Seal.)  
Mrs. W. L. Lawler, Jr. (Seal.)  
(Seal.)  
(Seal.)

BOOK 214 PAGE 613

TO

202 May 11.

Mr. Lawler

# 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 21 day  
of March 1960 at 11 o'clock A.M.  
and recorded in Deed Record 218  
page 613 and examined 2-11-61  
and the Mortgage Tax of \$ 35  
Deed Tax of \$ 35 has been paid

Judge of Probate

Fee \$ 1.45

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of Ala.  
Shelby COUNTY

I, Elvie F. Kendrick, a Notary Public in and for said County, in said State,

hereby certify that W.L. Lawler, Jr. and wife, Anne Lawler

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

15 day of March, 1960.

Elvie F. Kendrick

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 21 day of March 1960 at 11 o'clock, and  
recorded in Deed Book 218 at page 613 on the 21 day of March 1960.  
Mortgage Tax \_\_\_\_\_ Deed Tax 35 has been paid.

Conrad M. Fowler  
Judge of Probate