

State of Alabama

SHELBY

County

3818  
5000.  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR & other good and valuable consideration ~~DOLLARS~~

to the undersigned grantors James M. Dawson and wife, Jo Anne Dawson

in hand paid by Carl D. Goodwin and wife, Ruth F. Goodwin

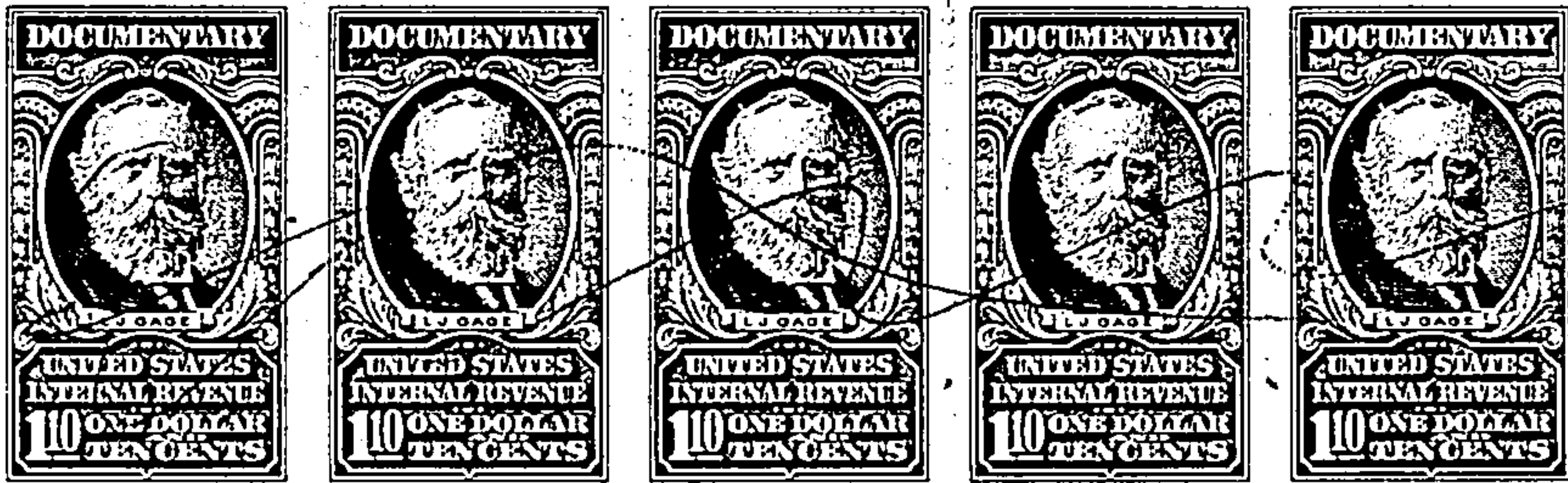
the receipt whereof is acknowledged we the said James M. Dawson and Jo Anne Dawson

do grant, bargain, sell and convey unto the said Carl D. Goodwin and Ruth F. Goodwin

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

Shelby County, Alabama, to-wit:

From the Southeast corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 14, Township 21 South, Range 3 West run North along the East boundary of the said NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Sec. 14, T. 21 S., R 3 W, for 280.0 feet; thence turn an angle of 86 deg. 53' to the left and run Southwesterly 455.21 feet to the point of beginning of the land herein described; thence turn an angle of 82 deg. 45' to the right and run Northwesterly 69.0 feet; thence turn an angle of 82 deg. 45' to the left and run Southwesterly 160.16 feet; thence turn an angle of 97 deg. 15' to the left and run 69.0 feet; including the area between the last named course and the East right of way line of Alabama State Highway No. 119; thence turn an angle of 82 deg. 45' to the left and run Northeasterly 160.16 feet to the point of beginning. This being a part of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 14, Township 21 South, Range 3 West.



TO HAVE AND TO HOLD Unto the said Carl D. Goodwin and Ruth F. Goodwin,

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 hands and seal,  
this 20th day of May, 1961.

WITNESSES:

James M. Dawson (Seal.)  
(James M. Dawson)  
Jo Anne Dawson (Seal.)  
(Jo Anne Dawson)  
(Seal.)  
(Seal.)

*May 1961*

13.95

1329

TO

# 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 26 day  
of May 1961 at 2 o'clock P.M.  
and recorded in Book 215 Record at 13  
page 547 and examined 5 30  
and the Mortgage Tax of \$ 5.50  
Deed Tax of \$ 5.50 has been paid.

Fee \$ 1.85  
Judge of Probate Conrad M. Fowler

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS  
TRUSTS  
5.50

BIRMINGHAM, ALABAMA

State of  
SHELBY

ALABAMA  
COUNTY

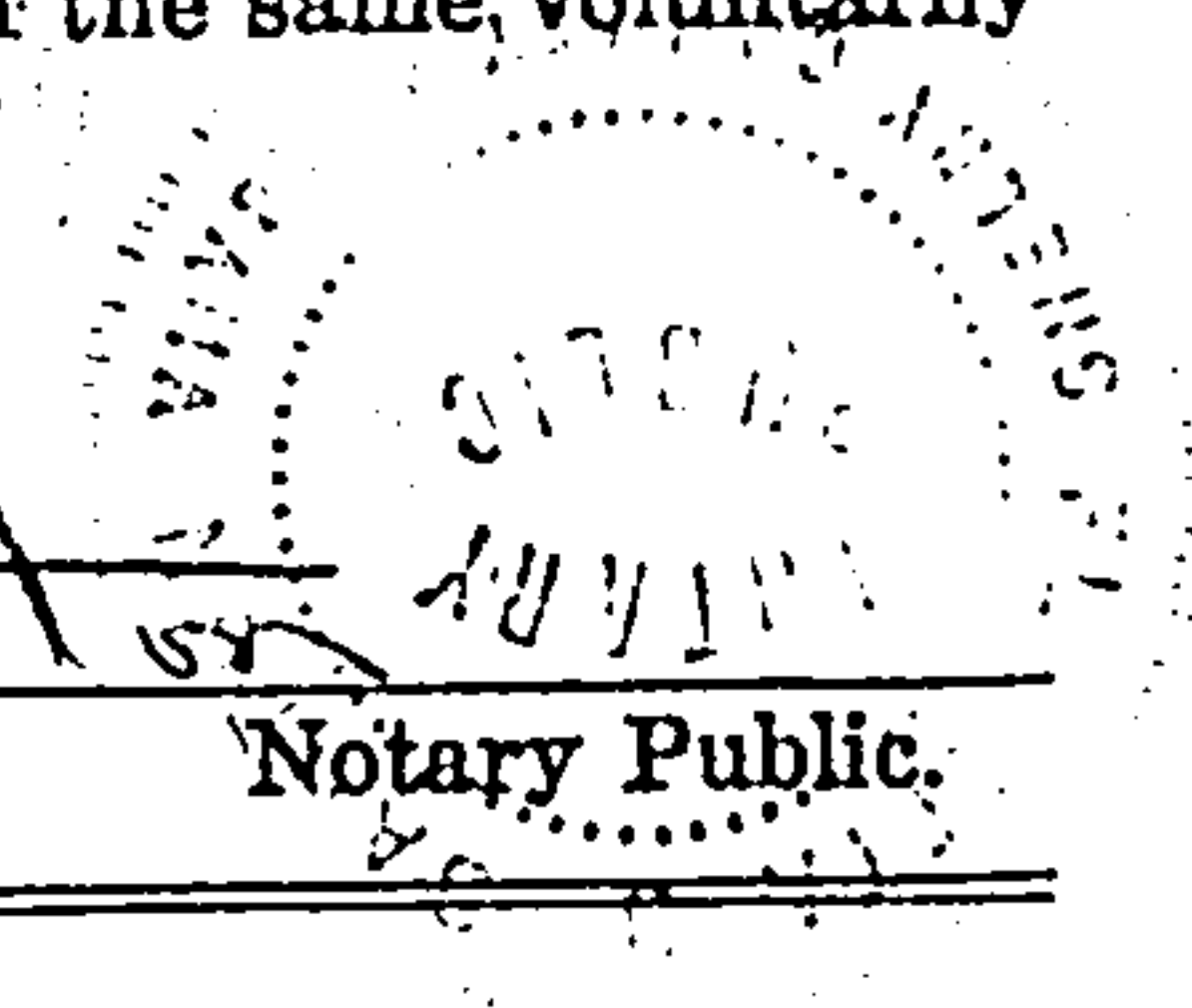
I, Floetta B. Barton a Notary Public in and for said County, in said State,  
hereby certify that James M. Dawson and wife, Jo Anne Dawson  
whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before  
me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this

20th day of May, 1961.

Floetta B. Barton

Notary Public



215 MAY 30 1961

## 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 26 day of May 1961 at 2 M. o'clock and  
recorded in Book 215 at page 547 on the 30 day of May 1961.  
Mortgage Tax 5.50 Deed Tax 5.50 has been paid.

Conrad M. Fowler  
Judge of Probate