

State of Alabama }
Shelby County }

4601

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred and no/100----- DOLLARS

to the undersigned grantor William S. Anderson and wife, Mary P. Anderson

in hand paid by Robert S. Anderson and Evie Irene Anderson

the receipt whereof is acknowledged we the said
William S. Anderson and wife, Mary P. Anderson

do grant, bargain, sell and convey unto the said
Robert S. Anderson and Evie Irene Anderson
as joint tenants, with right of survivorship, the following described real estate, situated in



Shelby County, Alabama, to-wit:

A part of all that part of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 2, Township 24, Range 12 East, lying south of the Montevallo-Calera Highway and west of the Montevallo-Jemison road, more particularly described as follows: As a point of reference begin at the southwest corner of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence easterly along the south boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 87 $\frac{1}{2}$ feet to the point of beginning of the land herein conveyed; thence in a northerly direction and parallel with the west boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 170 feet along the east line of a strip heretofore conveyed to grantors herein, and to the south line of Montevallo-Calera Highway; thence in an easterly direction along the south boundary of said Highway 87 $\frac{1}{2}$ feet; thence in a southerly direction parallel with the west boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 170 feet, more or less, to the south boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence in a westerly direction along the south boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 87 $\frac{1}{2}$ feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Robert S. Anderson and Evie Irene Anderson

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 seals
this 1st day of July, 1961.

WITNESSES:

William S. Anderson (Seal.)
Mary P. Anderson (Seal.)
(Seal.)
(Seal.)

BOOK 216 PAGE 422

250
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1.45

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

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

TO

State of ALABAMA
SHELBY COUNTY

I, Martha S. Joiner a Notary Public in and for said County, in said State,
heroby certify that William S. Anderson and wife, Mary P. Anderson
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

1st day of July, 1961.
Martha S. Joiner
Notary Public.

STATE OF ALABAMA
COUNTY OF SHELBY
7-13-61 4 PM
RECORDED & INDEXED
& \$5.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad W. Fowler
JUDGE OF PROBATE

BOOK: 216 PAGE 423