

State of Alabama }
Shelby County }

1349

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1.00 and love and affection We have for grantees DOLLARS

to the undersigned grantor Lawrence Edwards and wife, Ruth Edwards

in hand paid by Charles Graves and Elizabeth Graves

the receipt whereof is acknowledged we the said
Lawrence Edwards and wife, Ruth Edwards

do grant, bargain, sell and convey unto the said
Charles Graves and Elizabeth Graves

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

Shelby County, Alabama, to-wit:

Commence at the southeast corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 1, Township 20, Range 2 East, and run thence west along the south line of said forty.660 feet, more or less to the southwest corner of Annie Lou Green and Hoyt V. Green property, the same being the southwest corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 1; and being the point of beginning of the lot herein conveyed; thence run north along the west line of said Green property 210 feet; thence run west 210 feet and running parallel with the south line of said forty; thence run south and perpendicular to said forty line 210 feet; thence run east along said forty line 210 feet to the point of beginning.

There is also conveyed an easement for roadway purposes over a strip of land 20 feet wide leading from the Florida Short Route paved highway in a northerly direction across the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 1 to said property, said easement running along a roadway which has heretofore been opened and is now in use, the center line of said roadway is the center line of said easement.

TO HAVE AND TO HOLD Unto the said Charles Graves and Elizabeth Graves

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, s
this 2nd day of September, 1961.

WITNESSES:

Lawrence Edwards (Seal.)
Lawrence Edwards
Ruth Edwards (Seal.)
Ruth Edwards
(Seal.)
(Seal.)

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RETURN TO:
312 Quay St Perth 14
Perth 14
Perth

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

**THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS**

State of Alabama
Shelby COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Lawrence Edwards and wife, Ruth Edwards 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 2nd day of September, 1961.

day of September, 1961.
Martha B. Jones
 Notary Public.

~~STATE OF MI. CHELSEA CO~~

I CERTIFY THIS INSTRUMENT
WAS FILED ON 7/22/01

WAS FILED ON 12-16-61
RECORDED & INDEXED
U.S. DEPT. OF JUSTICE
FBI - NEW YORK

Conrad N. Stuber
JUDGE OF PROBATE

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