

State of Alabama

SHELBY

County

2205

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred and No/100 (\$100.00) ----- DOLLARS and other good & valuable considerations to the undersigned grantor, Diamond Construction Company of Alabama a corporation, in hand paid by William Charles Eady and Myrtle B. Eady the receipt whereof is acknowledged, the said Diamond Construction Company of Alabama

does by these presents, grant, bargain, sell, and convey unto the said William Charles Eady and wife, Myrtle B. Eady

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 SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 34, Township 19, Range 2 East and run south, 87 degrees 30 minutes west, 229.83 feet to the easterly right of way line of U. S. Highway No. 280 (also known as Ala. Highway 91) and run north, 56 degrees 20 minutes west, along said right of way line 1968 feet to the intersection of the easterly right of way line of said Highway with the easterly right of way line of Chancellor's Ferry Road; thence run along the easterly line of said Chancellor's Ferry Road north, 36 degrees 15 minutes west, 258.79 feet to the point of beginning of the land herein conveyed, said point being the westmost corner of a lot being heretofore conveyed to O. A. McCall; thence turn an angle of 82 degrees 34 minutes to the right and run in a northeasterly direction 248.67 feet; thence north, 28 degrees 21 minutes west, 76 feet to an iron pin; thence south, 53 degrees 45 minutes west, 257.14 feet to the easterly right of way line of Chancellor's Ferry Road; thence along same south, 36 degrees 15 minutes east, 107.61 feet to the point of beginning. Situated in Shelby County, Alabama.



The Grantees herein assume and agree to pay that certain first mortgage which was executed to City Federal Savings & Loan Association and recorded in Volume 190, Page 75 in the Shelby County Probate Office.

Subject to Statutory Right of Redemption in the mortgagor or his assigns under Foreclosure Deed dated the 18th day of January, 1962 and recorded in Volume 218, Page 924 in said Probate Office.

TO HAVE AND TO HOLD said property unto the said William Charles Eady and wife, Myrtle B. Eady 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 said Diamond Construction Company of Alabama does for itself, its successors and assigns, covenant with said William Charles Eady and wife, Myrtle B. Eady, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said William Charles Eady and wife, Myrtle B. Eady, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Diamond Construction Company of Alabama

has hereunto set its

signature by Earl C. Bloom, Jr.

its

President,

who is duly authorized, and has caused the same to be attested by its Secretary, on this 19th day of January, 1962.

ATTEST:

Bobby G. Mallory
Secretary-Treas.

By *Earl C. Bloom, Jr.*
Vice-President.

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Conrad Cray G

4907 1/10/62

*TO
HLM 6*

CORPORATION
WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the _____
day of _____ 19____
at _____ o'clock _____ M, and was duly re-
corded in Volume _____ of Deeds
at page _____, and examined.

Judge of Probate.

THIS FORM FROM

TITLE GUARANTEE & TRUST CO. 1-20

TITLE INSURANCE - ABSTRACT 1.15

TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama

SHELBY

County

I,

Anna I. Anderson

, a Notary Public in and for said

county in said state, hereby certify that Earl C. Bloom, Jr.

whose name as President of the Diamond Construction Company of Alabama
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 19th day of January, 1962.

Anna I. Anderson
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *2-13-62*

RECORDED & \$ MTG. TAX
& \$1.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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