

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

Shelby County

2286

1000.00
KNOW ALL MEN BY THESE PRESENTS,
see my 275
page 675
DOLLARS

That in consideration of One Thousand Dollars and other good and valuable considerations

to the undersigned grantor C. R. Falkner and wife, Pearl Falkner

in hand paid by R. H. Hadaway and Ruth Hadaway

the receipt whereof is acknowledged we the said
C. R. Falkner and wife, Pearl Falkner

do grant, bargain, sell and convey unto the said
R. H. Hadaway and Ruth Hadaway

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

Shelby County, Alabama, to-wit:

A tract of land situated in the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 32, Township 21, Range 1 West, described as follows: Beginning at the northwest corner of said Section 32, Township 21, Range 1 West and run thence south 33 deg. 30 min. East 1259 feet, more or less, to the west right of way line of the Southern Railway Company's railroad; run thence in a southwesterly direction and along the west right of way line of said Southern Railway Company's right of way to the intersection of the west line of Section 32; run thence north along the west line of said Section 32 to the northwest corner thereof, being the point of beginning, and containing 14.4 acres, more or less.

Also a tract of land in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 32, Township 21, Range 1 West, described as follows: Commencing at the northwest corner of said Section 32 and run thence south 33 deg. 30 min. East a distance of 774 feet for a point of beginning; run thence north 58 deg. east 110 feet; run thence north 59 deg. 20 min. East 168.5 feet; run thence south 79 deg. 50 min. East 86.2 feet; run thence south 33 deg. 35 min. East 80.2 feet to the west boundary line of the County Road; run thence south 13 deg. 5 min. east 153 feet along the western margin of said road; run thence south along the western margin of said road 33 deg. 55 min. West 298.5 feet; run thence north 33 deg. 30 min. West 408 feet to the point of beginning, containing 2.5 acres, more or less.

TO HAVE AND TO HOLD Unto the said R. H. Hadaway and Ruth Hadaway

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 24th day of January, 1962.

WITNESSES:

C. R. Falkner (Seal.)
C. R. Falkner
Pearl Falkner (Seal.)
Pearl Falkner
(Seal.)
(Seal.)

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John ...

C. R. & Pearl Falkner

TO

R. H. and Ruth Hadaway

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
DISMINISHED, ALABAMA

State of ALABAMA }
SHELBY COUNTY }

I, Martha B. Joiner a Notary Public in and for said County, in said State, hereby certify that C. R. Falkner and wife, Pearl Falkner 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

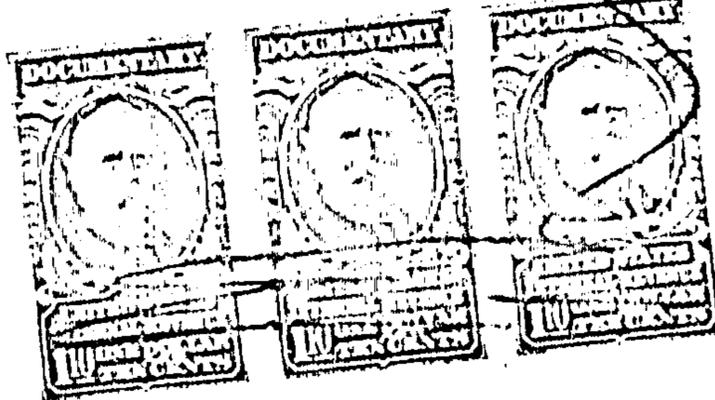
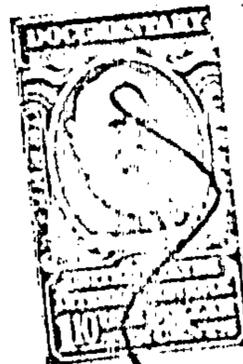
24th

day of January, 1962.

Martha B. Joiner
Notary Public.

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT
WAS FILED ON 2-16-1962
RECEIVED \$1.00 MITG. TAX
& 1.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT

Conrad M. Louie
JUDGE OF PROBATE



1.45
4.40
0.45