

State of Alabama }  
Shelby County }

3095

11,000.

KNOW ALL MEN BY THESE PRESENTS,

DOLLARS

That in consideration of Five thousand and no/100  
and other good and valuable considerations  
to the undersigned grantors, L. H. Driver and wife, Lola Driver  
in hand paid by James Lesley Bean and Rena J. Bean

the receipt whereof is acknowledged we the said L. H. Driver and wife, Lola Driver  
do grant, bargain, sell and convey unto the said James Lesley Bean and Rena J. Bean  
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:  
Commence at the Northeast corner of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 2, Township 24, Range 13  
East and run south along the east line of said forty acres 135 feet to the north line  
of Hattie Lee Battle property; thence run west and parallel with the north line of  
said forty acres 140 feet to east line of unpaved street; thence run in a northerly  
direction along the east line of said unpaved street 135 feet, more or less to the  
north line of said 40 acres; thence run east along the north line of said forty acres,  
140 feet, more or less, to the point of beginning; being situated in Shelby County,  
Alabama.

Subject to Transmission Line Permit to Alabama Power Company, dated February 1949,  
across NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 2.  
Subject to Transmission Line Permit to Alabama Power Company, dated January 13, 1960,  
across N $\frac{1}{2}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 2, recorded in Deed Book 208, page 585, in the  
Office of the Probate Judge of Shelby County, Columbiana, Alabama.

TO HAVE AND TO HOLD Unto the said

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 24<sup>th</sup> day of March, 1962.

WITNESSES:

L. H. Driver (Seal.)  
Lola Driver (Seal.)  
(Seal.)  
(Seal.)

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RETURN TO:

*Shelby*

L. H. Driver and wife,

Lola Driver

TO

James Lesley Bean and

Rena J. Bean

# WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO. 11. 22

TITLE INSURANCE — ABSTRACT 12. 10

TRUSTS

BIRMINGHAM, ALABAMA

1. 45

2455

State of ALABAMA

SHELBY

COUNTY

I, Martha B. Joiner a Notary Public in and for said County, in said State, hereby certify that L. H. Driver and wife, Lola Driver

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

24<sup>th</sup>

day of

March

1962

*Martha B. Joiner*  
Notary Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

3 27 1962

RECORDED & \$ MTG. TAX  
& \$11.00 TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*Conrad M. Fowler*  
JUDGE OF PROBATE

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