

State of Alabama }
Shelby County }

3098

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
with the said grantees, their heirs and assigns, that we are
that they are free from all encumbrances,

heirs, executors and administrators, covenant
lawfully seized in fee simple of said premises;

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 24th day of March, 1962.

WITNESSES:

.....
.....

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

1031
REVISED 2-46
210
800

L. H. Driver and wife,

Lola Driver

TO

James Lesley Bean and

Rena J. Bean

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

2455

THIS FORM FROM
TITLE GUARANTEE & TRUST CO. 11. 12.
TITLE INSURANCE — ABSTRACTS 12. 12.
TRUSTS 1. 12.
BIRMINGHAM, ALABAMA

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

24th day of March, 1962.

Martha B. Joiner

Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4 PM
3.27.1962
RECORDED & \$ 1.00 MTG. TAX
& \$ 1.00 D. TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Tomber
JUDGE OF PROBATE

