

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of THENTY-FIVE HUNDRED & FOURTEEN & NO/100 - - - DOLLARS and assumption of First Mortgage in the amount of \$4,236.00 held by Lucile Chaney Williamson Hicks.

to the undersigned grantor G. H. Averitt & wife Vera Mae Averitt

in hand paid by William Lloyd Bearden & wife Betty Jo R. Bearden

the receipt whereof is acknowledged We the said G. H. Averitt & wife Vera Mae Averitt

do grant, bargain, sell and convey unto the said William Lloyd Bearden & wife Betty Jo R. Bearden

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

SHELBY County, Alabama, to-wit:

Begin at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 19, Range 1 West; land run South along the East boundary line of said forty South 3 deg. East 179 feet, more or less, where said East boundary line of said forty intersects the South right of way of the Florida Short Route, for a point of beginning of the Lot herein described; thence along the South margin of said right of way of Florida Short Route, South 73 deg. 15 min. West 326.0 feet, thence South 2 deg. 15 min. East 386 feet, thence North 87 deg. 30 min. East 731.9 feet, thence North 2 deg. 15 min. West 628 feet to the South right of way line of said Florida Short Route, thence along the South right of way line of said Highway South 73 deg. 15 min. West 445 feet, to point of beginning of the Lot herein described, and containing 8.6 acres, more or less, and being a part of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 26, Township 19, Range 1 West. Minerals and Mining Rights excepted.

Together with all improvements and buildings situated on above land, and all timber, and electric Water Pump.

The above property is conveyed subject to transmission lines in favor of Alabama Power Company and to any other easements of record.

Subject to 1963 Taxes.

TO HAVE AND TO HOLD Unto the said William Lloyd Bearden & wife Betty Jo R.

Bearden 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; except the above mentioned Mortgage.

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 31st. day of January, 1963.

WITNESSES:

John B. Anderson

G. H. Averitt (Seal.)
G. H. AVERITT

Vera Mae Averitt (Seal.)
VERA MAE AVERITT

(Seal.)

(Seal.)

G. H. AVERITT & wife

VERA MAE AVERITT

TO

WILLIAM LLOYD BEARDEN & wife

Betty Jo R. Bearden

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

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.

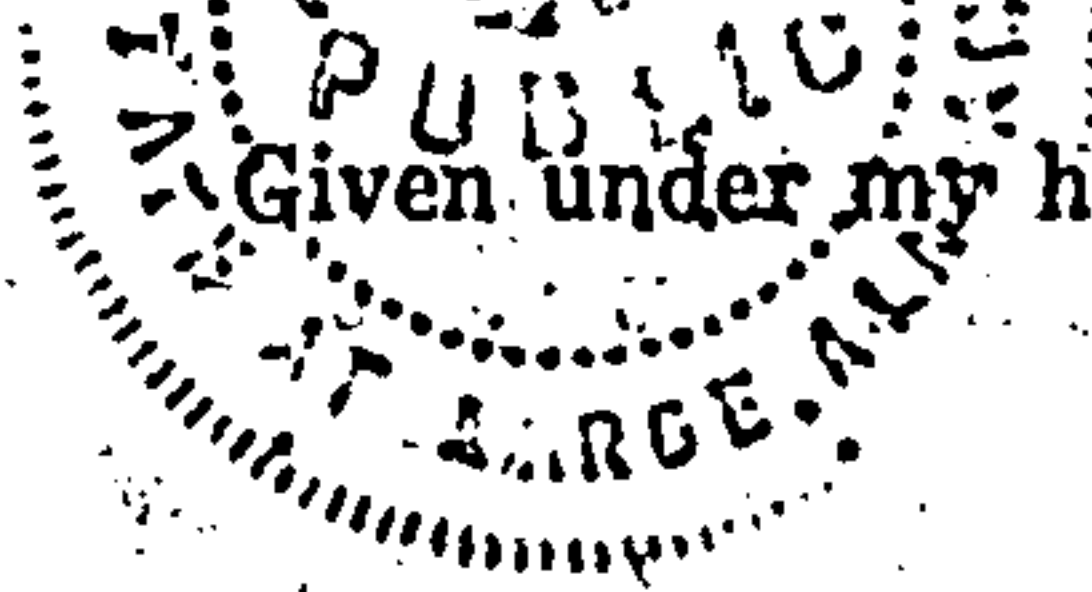
Judge of Probate.

State of ALABAMA

JEFFERSON

COUNTY

I, J. H. VAUGHN, a Notary Public in and for said County, in said State, hereby certify that H. AVERITT & WIFE VERA MAE AVERITT 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.



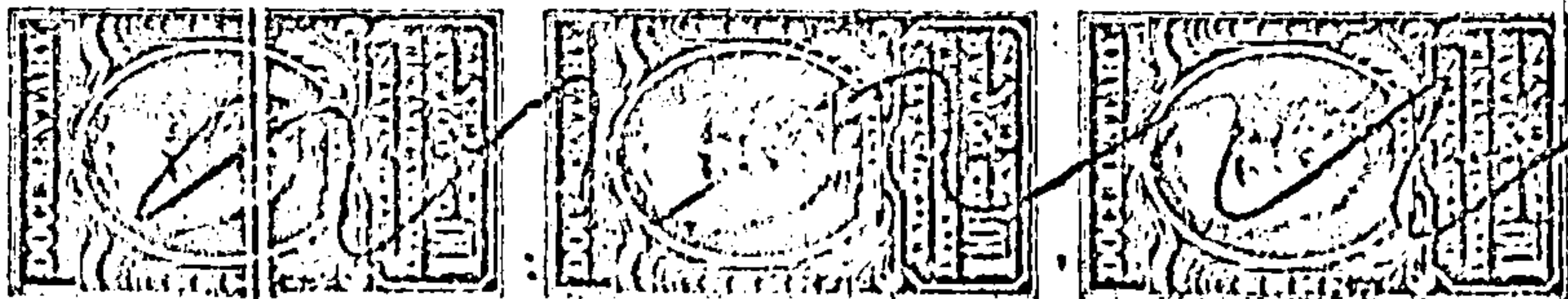
Given under my hand and official seal this 31st day of January, 1963.

As Notary Public
My commission expires, December, 18, 1963.

State of

COUNTY

I, do hereby certify that on the within named to be the wife of the with separate and apart from she signed the same of her own free will and accord, and without any, constraints, or threats on the part of the husband.



in said State, before me known to me ng examined wledged that

Given under my hand and official seal this the day of 19

As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4 PM
2/1/63
RECORDED & \$...MTG. TAX
& \$3.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Jauler
JUDGE OF PROBATE

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