

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and Seventy Five and No/100 (\$175.00) and DOLLARS
other valuable considerations

to the undersigned grantors WILLIAM H. SHANNON and RUTH A. SHANNON, husband and wife

in hand paid by GERALD F. CHADWELL and MELVA S. CHADWELL, husband and wife

the receipt whereof is acknowledged we the said William H. Shannon and Ruth A. Shannon,
husband and wife

do grant, bargain, sell and convey unto the said Gerald F. Chadwell and Melva S. Chadwell,
husband and wife

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

Shelby County, Alabama, to-wit:

An undivided one-half interest in and to:

A part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 East
Shelby County, Alabama, more particularly described as follows: Commence
at the NE corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 34 and run West along $\frac{1}{4}$ - $\frac{1}{4}$ section line 685.42 feet; thence turn angle to left of 89°03' and run South
50 feet to point of beginning of tract herein described; thence continue in
same direction 240 feet to an iron pin; thence turn an angle to right of
45° and run 659.60 feet to an iron pin; thence run South 68.36 feet to an
iron pin; thence run West to West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North
along West line, to NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence East along $\frac{1}{4}$ - $\frac{1}{4}$
Section line 653.49 feet; thence run South 50 feet to point of beginning.

Subject to existing easement over the North 50 feet of subject property.

Subject to easement and right of way for County Road across northern portion
of subject property.

Subject to transmission line permit to Alabama Power Co. in Vol. 107 Page 457
in said probate office, Shelby County, Alabama

Other valuable considerations above referred to is the acknowledgment hereby of
payment in full and release of all claim for damages arising out of incident of
alleged trespass by John Gole on property described in Mortgage recorded in Vol. 267
at page 555 in office of Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Gerald F. Chadwell and Melva S. Chadwell,
husband and wife

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 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 hand & seal, S
this 20th day of June, 1962.

WITNESSES:

William H. Shannon (Seal.)
Ruth A. Shannon (Seal.)
(Seal.)
(Seal.)



William H. Shannon and

Ruth A. Shannon, husband and wife

TO

Gerald F. Chadwell and

Melva S. Chadwell, husband and wife

1300 179 15 Ave

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST Co. 1.45

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

SHELBY COUNTY

I, Hugh R. Enry a Notary Public in and for said County, in said State,
hereby certify that William H. Shannon and Ruth A. Shannon, husband and wife

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 20th day of June, 1962

My Commission Expires: Feb. 3 1964

Hugh R. Enry Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 7/3/62
RECORDED & \$ MTG. TAX
& \$ SLED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Corro M. Fowler
JUDGE OF PROBATE