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State of Alabama
Shelby County

Know All Men By These Presents. *289 2705*

That in consideration of Six thousand seven hundred and fifty DOLLARS

to the undersigned grantor Floyd G. Miller and wife Velma W. Miller

in hand paid by James M. Dawson and wife Jo Anne G. Dawson

the receipt whereof is acknowledged we the said Floyd G. Miller and wife Velma W. Miller

do grant, bargain, sell and convey unto the said James M. Dawson and wife Jo Anne G. Dawson

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

Shelby County, Alabama, to-wit: From the Southeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 21 South Range 3 West run Northerly along the East boundary line of the said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West for 280.0 feet; Thence turn an angle of 86 degrees, 53 minutes to the left and run Southwesterly 615.37 feet, more or less, to a point on the East Right of Way line on the Montevallo Road (Alabama State Highway No.119); Thence turn an angle of 82 degrees, 45 minutes to the right and run Northwesterly 78.45 feet to the point of beginning of the property here described and conveyed; Thence turn an angle of 97 degrees, 15 minutes to the right and run Northeasterly 206.28 feet; Thence turn an angle of 97 degrees, 15 minutes to the left and run Northwesterly 96.0 feet; Thence turn an angle of 82 degrees, 45 minutes to the left and run Southwesterly 206.28 feet; Thence turn an angle of 97 degrees, 15 minutes to the left and run Southeasterly 96.0 feet to the point of beginning. Including in the above described land all the land that lies between the West boundary line of the above described lot and the East Right of Way line of the Montevallo Road (Alabama State Highway No.119).

This land being a part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, and being 0.454 acres more or less.

TO HAVE AND TO HOLD Unto the said James M. Dawson and wife Jo Anne G. Dawson

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 seals

this day of

WITNESSES:

Ronald A. Rubin
.....
.....
.....

Floyd G. Miller (Seal.)
Velma W. Miller (Seal.)
..... (Seal.)
..... (Seal.)

BOOK 232 PAGE 107

TO

Carl D. Richardson
Shelby County, Ala
Box 360

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.

1.45
2.50
7.10
11.65

State of Alabama
Shelby COUNTY

I, Sue Rubin, a Notary Public in and for said County, in said State, hereby certify that Floyd G. Miller and wife Velma W. Miller whose name 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of August 1964

8 AM '64
9-5

Sue Rubin
As Notary Public

State of COUNTY

I, a Notary Public in and for said County, in said State, do hereby certify that on the day of 19....., came before me the within named known to me to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

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

..... As Notary Public