

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Ten and no/100 (\$10.00)

DOLLARS

to the undersigned grantor L. C. Dyer, a widower

in hand paid by J. E. Baker and wife, Doris C. Baker

the receipt whereof is acknowledged I the said L. C. Dyer, a widower

do grant, bargain, sell and convey unto the said J. E. Baker and wife, Doris C. Baker

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

Shelby

County, Alabama, to-wit:

Commence at the NW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 86° 30' East along the North boundary of said quarter-quarter section for a distance of 1130.6 feet to a point; thence turn an angle of 94° 18' to the right and proceed Southerly for a distance of 573.3 feet to a point; thence turn an angle of 20° 00' to the right and proceed Southwesterly for a distance of 160 feet to the point of beginning. From this beginning point continue Southwesterly for a distance of 100 feet to a point; thence turn an angle of 94° 34' to the left and proceed Southeasterly for a distance of 80 feet to a point; thence turn an angle of 75° 31' to the left and proceed Northeasterly for a distance of 100 feet to a point; thence turn an angle of 102° 40' to the left and proceed Northwesterly for a distance of 97 feet to the point of beginning.

The above described land is located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 0.20 acres.

TO HAVE AND TO HOLD Unto the said J. E. Baker and wife, Doris C. Baker

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 3rd day of April, 1965.

WITNESSES:

James H. Shubert
as to each grantor

X L C Dyer (Seal.)
(Seal.)
(Seal.)
(Seal.)

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L. C. Dyer, a widower

TO

J. F. Baker and wife

Debris C. Baker

Marionville Ala.

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.

145
1.55

State of Alabama

Shelby COUNTY

I, *James H. Sharbutt*, a Notary Public in and for said County, in said State,
hereby certify that L. C. Dyer, a widower
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of April, 1965.

Notary Public, Alabama State at Large
My Commission expires March 30, 1966
Bonded By Employees Liability Assurance
Corporation

James H. Sharbutt 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

8AM
FILED
4-13
JUDGE OF PROBATE

40-121112-009

Deeds and Map from Mr. Dyer for exchange of Land