

1560 SS-104

See pg 288
p 104State of Alabama
Shelby County

Know All Men By These Presents,

That in consideration of Five hundred fifty six and 25/100 (\$556.25) DOLLARS

and the assumption of a mortgage held by the City Federal Savings and Loan Association in the amount of \$1,920.27.

to the undersigned grantor Hyman M. Edwards and wife Patricia Ann Edwards

in hand paid by Clyde E. Easterwood and wife Martha L. Easterwood

the receipt whereof is acknowledged we the said Hyman M. Edwards and wife Patricia Ann Edwards

do grant, bargain, sell and convey unto the said Clyde E. Easterwood and wife Martha L. Easterwood

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

Shelby County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Tsp. 20 So. Range 3W, described as follows: Commencing at the NE corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 24, TSP. 20S. Range 3W, and run Southerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 104.71 feet to point of beginning of tract herein described; thence continue southerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 104 feet; thence run Westerly and parallel with the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 208.71 feet; thence run Northerly and parallel with the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 104 feet; thence run Easterly and parallel with the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 208.71 feet to the point of beginning.

MINERAL AND MINING RIGHTS EXCEPTED

TO HAVE AND TO HOLD Unto the said Clyde E. Easterwood and wife Martha L. Easterwood

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 21 day of June 1966

WITNESSES:

Hyman M. Edwards (Seal.)
Patricia Ann Edwards (Seal.)
..... (Seal.)
..... (Seal.)

TO

S. Rubin

WARRANTY DEED

JOINT GRANTEES 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 recorded in Volume..... of Deeds

at page....., and examined.

Judge of Probate.

1.45
1.00
1.45

State of ALABAMA

SHELBY COUNTY

I, Harold A. Rubin a Justice of the Peace, a Notary Public in and for said County, in said State, hereby certify that Hyman K. Edwards and wife Patricia Ann Edwards 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 21 day of June 1966.

I, Harold A. Rubin, As Notary Public
Justice of Peace.

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

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/13/66

RECORDED & \$ MTG. TAX

\$100 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fawles

JUDGE OF PROBATE

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