

STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of ~~Twenty~~ ^{One Hundred and no/100} ~~XXXXXX~~ ~~XXXXXXXXXXXXXXXXXXXX~~

DOLLARS

to the undersigned grantor William Bean and wife Edna Bean

in hand paid by Jack Lowery and wife Elsie Lowery

the receipt whereof is acknowledged we the said William Bean and wife Edna Bean do hereby grant, bargain, sell and convey unto the said Jack Lowery and wife Elsie Lowery

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

Shelby.....County, Alabama, to-wit:
Point of begining of lot 2.

A parcel of land designated as lot 2 on Plot of Land of Paul and Lorine Bean and being part of the original 20 acres described in Deed Book 134 Page 11; said parcel being located in the South 1/2 of the North 1/2 of the S E 1/4 of the N W 1/4 of Section 18, Township 20 South, Range 2--West in Shelby County Alabama, said Lot 2 being more particularly described as follows.

Beginning at the North East corner of Lot I according to map of Charles H Peay Jr Reg No 2552. also being the North West corner of Lot 2 runing North a distance of 425 feet to an iron pin. thence turn right 09 deg, 28 min, 12 sec and run East a distance of 332.28 feet; thence turn left 50 deg, 21 min 48 sec and run South a distance of 423.38 feet, thence turn right 90 deg 10 min and run West a didtance of 331.53 feet to the point of beginning. containing 3.23 acres. being in the S E 1/4 of the N W 1/4 of Section 18 Township 20 South Range 2 West. Including a 15 foot strip of land, for rightway to Lot 2 across north boundary of lot I from the east right-Of-way of said Fungo Hollow Road, to the west boundary of Lot 2, said strip containing 0.12 acres more or less. This said strip is for ingress and egress to lot 2

TO HAVE AND TO HOLD Unto the said Jack Lowery and wife Elsie Lowery

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 and seal, this 20th day of August 1968

WITNESSES:

_____(Seal.)
Mrs Edna Bean (Seal.)
W P Bean (Seal.)
_____(Seal.)

BOOK 254 742

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1968 SEP -5 PM 9:23

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
100

100
100 Judge of Probate.
2.45

REC. page , and examined.

corded in Volume of Deeds

at o'clock M, and was duly re-

the day of 19

was filed in this office for record on

I hereby certify that the within deed

Office of the Judge of Probate

County.

STATE OF ALABAMA,

JOINT GRANTEES WITH SURVIVORSHIP

WARRANTY DEED

TO

Return to: Jack Henry

2304-Curt.

Beaverville

Beaverville 35032

STATE OF

Shelby

COUNTY

I, The undersigned a notary Public , a Notary Public in and for said County, in said State, hereby certify that William Bean and wife Edna Bean 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

20th day of August 1968

Official Seal

Expires 1/28/71

As Notary Public
Notary Public State at Large

743

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