

This instrument prepared by:
Name: W. Paul Yeager
Address: Pelham, Alabama

1807

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA
Shelby County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, Paul L. Yeager, & wife Willie B. Yeager in hand paid by Ralph E. Sorrell and wife Bonnie E. Sorrell the receipt whereof is acknowledged I the said Paul L. Yeager & wife Willie B. Yeager do grant, bargain, sell and convey unto the said Ralph E. Sorrell and wife Bonnie B. Sorrell as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to wit:

From the NW corner of Section 24, Township 20 South, Range 3 West, run East along the Section line 400 feet to the point of beginning; thence due East along the section line 1237 feet, more or less, to the top of the mountain; thence southerly along the top of said mountain 740 feet, more or less; thence in a westerly direction 800 feet, more or less, to the SE corner of the Presbyterian Church Property; thence northerly along the west side of Main Street 438 feet, more or less, to the point of intersection of Main Street and West Street; thence westerly along the South side of West Street 230 feet, more or less, to the southeast corner of the Alabama Conference lot; thence in a Northwesterly direction along the east side of said Alabama Conference Lot 370 feet; thence in a northeasterly direction 360 feet, more or less, to the point of beginning; containing 17 acres, more or less. All of said land being in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 20, Range 3 West.

Begin at the Easterly corner of the Baptist Church Lot; thence Southerly along the west side of Main Street to the Northeast corner of the Presbyterian Church Lot; thence in a Westerly direction along the North boundary of said Presbyterian Church Lot 100 feet; thence Northerly along the East boundary of the school house lot 150 feet to the NE corner of said lot;

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thence Westerly along the NW boundary of said lot 105 feet to the corner of R. H. Walker lot; thence Northwesterly along said lot 208 feet to the South side of West Street; thence along the South side of said West Street 110 feet; more or less, to the Westerly corner of the Baptist Church lot; thence along the West side of said Baptist Church Lot 100 feet, to the Southerly corner of said lot; thence along the Southerly side of said Baptist Church Lot 100 feet to the point of beginning. All of said land being in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 20, Range 3 West, Shelby County, Alabama.

SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 12, and eight (8) acres lying South of and adjoining to the above described forty acres, being a part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, all in Township 20, Range 3 West, containing in all 48 acres, more or less.

It is the intention hereby to describe all property, or any interest therein sold to me by the Law and Equity Court of Shelby County and previously owned by Blanche Sorrell within the corporate limits of the Town of Pelham, Alabama, whether correctly described herein or not.

TO HAVE AND TO HOLD Unto the said Ralph E. Sorrell and wife Bonnie B.

Sorrell 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, have hereunto set hand and seal,

this day of

WITNESSES:

Paul L. Yeager (Seal.)

Mrs. Willie B. Yeager (Seal.)

____ (Seal.)

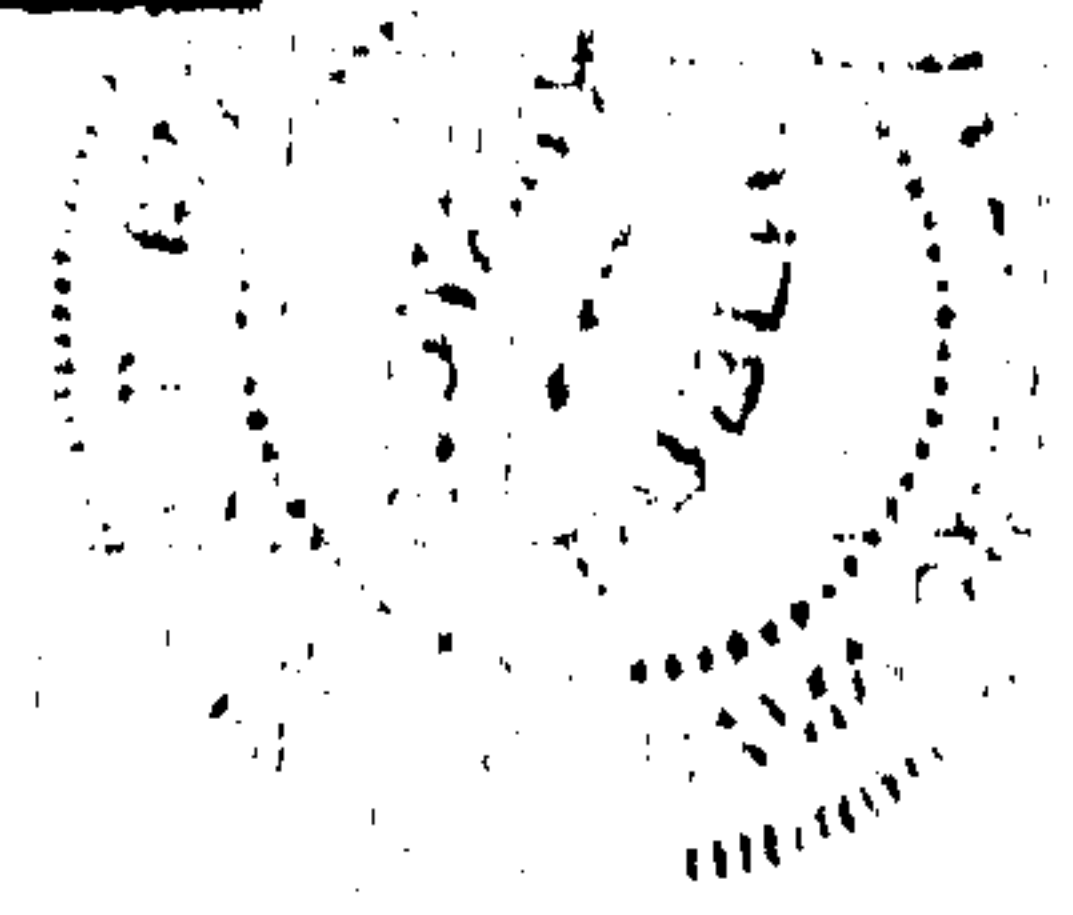
____ (Seal.)

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STATE OF ALABAMA
Shelby County

I, J. P. GRAHAM, a Notary Public in and for said County, in said State, hereby certify that PAUL YEAGER AND MRS WILLIE D. YEAGER whose name's 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 5th day of MARCH 1969
J. P. Graham As Notary Public



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Paul L. Yeager and wife

Willie B. Yeager

TO

Ralph E. Sorrell

Bonnie B. Sorrell

Belknap

W A R R A N T Y D E E D
Joint Grantees With Survivorship

STATE OF ALABAMA,

Shelby 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.