

#3,488.47-1170 1770

STATE OF ALABAMA

COUNTY

Know All Men By These Presents,

That in consideration of-----ONE----- DOLLAR~~8X~~
and other good and valuable considerations,

to the undersigned grantor Troy A. Hoagland and wife, Maurine S. Hoagland
in hand paid by Jackie R. Williams and wife, Rosella Williams

the receipt whereof is acknowledged by the said Troy A. Hoagland and wife, Maurine S. Hoagland

do grant, bargain, sell and convey unto the said Jackie R. Williams and wife,
Rosella M. Williams

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

SHELBY

County, Alabama, to-wit:

Part SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of section 12 Township 21 South, Range 3 West, described as follows:
Begin at NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run easterly along North line to the in-
tersection thereof with the West right of way line of U.S. Highway 31 four lane
Highway; Thence Southeasterly along West right of way line of said Highway 55 feet to
a highway marker; Thence run South-Westerly 80 feet to North boundary of a dirt road
leading from U.S. Highway #31 4 Lane Highway to old U.S. 31 Highway; thence run
Westerly along North side of said dirt road 950 feet more or less to East right of way
line of Southern Bell Telephone Company line; thence run Northwesterly along said
right of way line 110 feet more or less to West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence
North along West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 560 feet more or less to point of be-
ginning.

Excepting Easement to Alabama Power Company

TO HAVE AND TO HOLD Unto the said Jackie R. Williams and wife, Rosella M. Williams

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 seal,

this 19th day of March, 1970

WITNESSES:

Troy A. Hoagland (Seal.)
Maurine S. Hoagland (Seal.)
(Seal.)
(Seal.)

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Paid March 23 4.95

James R. Williams

Return to: James R. Williams

35144

Mail to

Moore Realty

Parten mill

Refusing 31 to

addition, also

3.50
- 1.45
4.95

WAR RANTY 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.

STATE OF ALABAMA

SHELBY

COUNTY

I, Robert D. Moore, a Notary Public in and for said County, in said State,
hereby certify that Jackie R. Williams & wife, Rosella Williams
whose name a 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 19th day of March 1970

Robert D. Moore
Notary Public

My Commission Expires October 10, 1973

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
RECORDING WAS FILED
APR 23 PM 3:53
U.C.C. FILE NUMBER OR
REC. EX. & PAGE AS SHOWN ABOVE
Gerald H. Moore
JUDGE OF PROBATE

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