

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of One (\$1.00) DOLLARS
and other valuable considerations

to the undersigned grantor William Nelson and wife Verla O. Nelson

in hand paid by Homer A. Bearden and wife Verla J. Bearden

the receipt whereof is acknowledged we the said William Nelson and wife Verla O. Nelson

do grant, bargain, sell and convey unto the said Homer A. Bearden and wife Verla J. Bearden

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

Shelby County, Alabama, to-wit:

Lot #60, as shown on a map entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the South Right of Way Line of 3rd. Avenue East and the West Right of Way Line of Montevallo Road (Alabama Highway #19) said Right of Way Lines as shown on the map of the dedication of the streets and easements, Town of Siluria, Alabama; Thence Northwesterly along said Right of Way Line of 3rd. Avenue East for 240.00 feet to the point of beginning; Thence 90 deg. 52 min. 42 sec. left and run Southwesterly for 210.02 feet; Thence 89 deg. 29 min. 09 sec. right and run Northwesterly for 95.00 feet; Thence 90 deg. 30 min. 51 sec. right and run Northeasterly for 212.33 feet to a point on the South Right of Way Line of 3rd. Avenue East; Thence 90 deg. 52 min. 42 sec. right and run Southeasterly along said Right of Way Line of 3rd. Avenue East for 95.00 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Homer A. Bearden and wife Verla J. Bearden

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, s

this 26 day of September 1970

WITNESSES:

William A. Nelson (Seal.)
Verla O. Nelson (Seal.)
(Seal.)
(Seal.)

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TO

Monroe H. Bearden

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.

*(1.44)
3.50
4.95 pd*

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 William Nelson and wife Verla O. Nelson whose name s 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 26 day of September 19 70

Harold A. Rubin 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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Filed Sep 3.50
1970 NOV 13 PM 5:16
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Anderson
JUDGE OF PROBATE