

STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of One Dollar and other good and valuable consideration DOLLARS

to the undersigned grantor O. J. Shaw and wife Annir Ruth Shaw

in hand paid by Jerome Walker and wife, Virginia Walker

the receipt whereof is acknowledged we the said O. J. Shaw and wife Annie Ruth Shaw

do grant, bargain, sell and convey unto the said Jerome Walker and wife, Virginia Walker

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

Shelby

County, Alabama, to-wit:

Beginning at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of Section 18, Township 18, South, Range 2 East, running North 200 feet; thence along West line North 2 degrees West 216 feet; thence East 2 degrees North 237 feet; thence North 2 degrees West 105 feet; thence East 2 degrees North 478 feet; which is the point of beginning of the lands herein conveyed; thence South 315 feet; thence West 280 feet; thence North 315 feet; thence East 2 degrees North 280 feet, to the point of beginning, containing two acres, more or less.

The grantors herein also grant unto the grantees, their heirs and assigns, the right to use a road leading from Highway 55, or Highway 27, across lands formerly owned by them in which they reserved a 35 foot right-of-way for said road, to the above described property.



19740812000039830 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/12/1974 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Jerome Walker and wife, Virginia Walker

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 3rd day of August, 1974.

WITNESSES:

Talmadge H. Fambrough

O. J. Shaw (Seal.)

Annie Ruth Shaw (Seal.)

(Seal.)

(Seal.)

19740812000039830 2/2 \$.00
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Return to: Geneva Walker
Box 134 773A
Orangeburg

TO

WARRANTY DEED
JOINT GRANTEE 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.
1.45
2.45 Judge of Probate.

STATE OF ALABAMA

ST. CLAIR

COUNTY

, a Notary Public in and for said County, in said State,

827
28
Talmadge H. Fambrough
Hereby certify that
whose names 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, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of August 1974.

1974

As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 AUG 12 AM 11:05
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cora M. Fambrough
JUDGE OF PROBATE