

STATE OF ALABAMA

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Eight Hundred and Ninety & no/100-----DOLLARS

to the undersigned grantors

in hand paid by Harry W. Dearing, Jr.

the receipt whereof is acknowledged we the said Grady S. Peete & Wife Carolyn, Thomas V. Peete & Wife Lunice, Henry W. Peete & Wife Louise
do grant, bargain, sell and convey unto the said Harry W. Dearing, Jr. & Sybil B. Dearing

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

Shelby County, Alabama, to-wit:

Commencing at the NE corner of the NE 1/4 of SW 1/4, section 4, T-22-S, R-3-W; thence in a straight line with a R.R. spike in the pavement of Highway No. 15, said point being the SW corner of the W 1/2 of SE 1/4, section 4, T-22-S, R-3-W, a distance of 40.00 feet to the south R.O.W. line of Highway No. 22, the point of beginning; thence continue on said straight line a distance of 977.80 feet to a point that intersects the East R.O.W. line of Highway No. 15; thence Northwesterly along said R.O.W. line a distance of 994.50 feet to a point that intersects the South R.O.W. line of said Highway No. 22; thence Easterly along the South R.O.W. line of Highway No. 22, a distance of 88.30 feet to the point of beginning. Said land being situated in the NE 1/4 of SW 1/4, section 4, T-22-S, R-3-W, Shelby County, Alabama, and containing .99 acres more or less.



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Shelby Cnty Judge of Probate, AL
08/26/1974 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Grantees

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
with the said grantees, their heirs and assigns, that
premises; that they are free from all encumbrances;

heirs, executors and administrators, covenant
we lawfully seized in fee simple of said

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

day of

Aug 1974

WITNESSES:

Grady S. Peete

Carolyn Peete

Thomas V. Peete

Lunice Peete (Seal.)

Henry W. Peete (Seal.)

Louise Peete (Seal.)

Louise Peete (Seal.)

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19740826000041890 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/26/1974 12:00:00AM FILED/CERT

Return to: *Notary Dearing*
Box 1244 940
Wetumpka

Peete Estate
TO
Mr. & Mrs. Harry Dearing, Jr.
145

WARRANTY DEED
JOINT GRANTEES 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.

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STATE OF Alabama
Shelby COUNTY

I, *Frances Parrish*, a Notary Public in and for said County, in said State,
hereby certify that *Grady S. Peete & Wife Carolyn Peete*
whose names are signed to the foregoing conveyance, and who being made 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 *15* day of *August* 19 *74*

Frances Parrish As Notary Public
My Commission Expires June 5, 1976

State of Alabama
Shelby County

I, *Frances Parrish*, a Notary Public in and for said County, in said
State, hereby certify that *Thomas V. Peete & Wife Lunice Peete* whose names are signed
to the foregoing conveyance, and who being made known to me, acknowledge 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 seale this *15* day of *August* 1974.

Frances Parrish Notary Public
My Commission Expires June 5, 1976

State of Alabama
Shelby County

I, *Frances Parrish*, a Notary Public in and for said County, in said
State, hereby certify that *Henry W. Peete & Wife Louise Peete* whose names are signed
to the foregoing conveyance, and who being made known to me, acknowledge 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 seale this *15* day of *August* 1974.

Frances Parrish Notary Public
My Commission Expires June 5, 1976