

STATE OF ALABAMA)
)
TALLADEGA COUNTY)

1793

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred and NO/100 (\$500.00) Dollars to the undersigned Geneva O. Dampier, an unmarried woman, herein referred to as Grantor, in hand paid by Carl E. Bird and wife, Cherovise I. Bird, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama:

Begin at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 29, Township 19 South, Range 2 East, thence South 437 feet, more or less, to the north right-of-way line of Highway No. 280; thence in a westerly direction along the north right-of-way line of said highway to the point where the north right-of-way line of said highway intersects the west boundary line of said quarter-quarter section; thence north along the west boundary line of said quarter-quarter section a distance of 112 feet, more or less, to the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 29, Township 19 South, Range 2 East; thence east along the north boundary line of said quarter-quarter section for a distance of 1320 feet, more or less, to the point of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Begin at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 29, Township 19 South, Range 2 East, thence east along the north boundary line of said quarter-quarter section for a distance of 420 feet, to a point; thence turn 90° to the right and proceed in a southerly direction to the north right-of-way line of Highway No. 280; thence west along the north right-of-way line of said highway to the point where the north right-of-way line of said highway intersects the west boundary line of said quarter-quarter section; thence north along the west boundary line of said quarter-quarter section a distance of 112 feet, more or less, to the point of beginning.

Said property is located in the Northeast Quarter of the Southwest Quarter of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama.



19761202000116350 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/02/1976 12:00:00 AM FILED/CERT

BOOK 312 PAGE 411

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 the Grantor does for herself and for her heirs, executors and Administrators covenant with the said Grantees, their heirs and assigns that they are lawfully seized in fee simple of said premises; that the property is free from all encumbrances, except as herein stated; that she has a good right to sell and convey the same as aforesaid; that she will and their heirs, executor and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons except as herein stated.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this the 18 day of November, 1976.



19761202000116350 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/02/1976 12:00:00 AM FILED/CERT

Geneva O. Dampier (SEAL)
Geneva O. Dampier, an unmarried woman

SPRINGFIELD, ALABAMA
1976-11-2 11:10:44
INSTRUMENT WAS FILED

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority in and for said County in said State, hereby certify that Geneva O. Dampier, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me that on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 18 day of November, 1976.

Ralph Rankin
Notary Public

THIS INSTRUMENT PREPARED BY:
Barry D. Vaughn
PROCTOR AND VAUGHN
121 North Norton Avenue
Sylacauga, Alabama 35150

302 PAGE 412
RDK