

5374

STATE OF ALABAMA)
SHELBY COUNTY)

4/1/83

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Floyd P. Bird and Johnnie P. Bird, herein referred to as Grantors, in hand paid by Carl E. Bird and wife, Cherouise M. Bird, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantors do grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama;

A one acre of land situated in the Southwest Quarter (SW 1/4) of Northeast Quarter (NE 1/4) of Section 29, Township 19, Range 2 East, more particularly described as follows: Begin at the Southwest corner of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said section 29 and thence proceed in an easterly direction along the south line of said forty and extension thereof a distance of 1470 feet to the point of beginning; thence proceed in an easterly direction along the south line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 29, 210 feet to a point; thence proceed in a northerly direction and perpendicular with said south line, 210 feet to a point; thence proceed in a westerly direction and parallel with said south line, 210 feet to point; thence proceed in a southerly direction and perpendicular to said south line, 210 feet to the point of beginning, situated in Shelby County, Alabama.

The land herein described is the same land conveyed to Floyd P. Bird by Item Nine of the Will of John R. Bird, deceased, record of which appears in the Probate Office of Shelby County, Alabama, in Will record 6 at page 344.

This conveyance is subject to a 12 foot right-of-way across the north end of said acre as specified in Item 13 of the Will mentioned above.

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

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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 Grantors do for themselves and for their 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 they are free from all encumbrances, except as herein stated; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 21 day of JANUARY, 1977.

Floyd P. Bird (SEAL)

Johnnie P. Bird (SEAL)

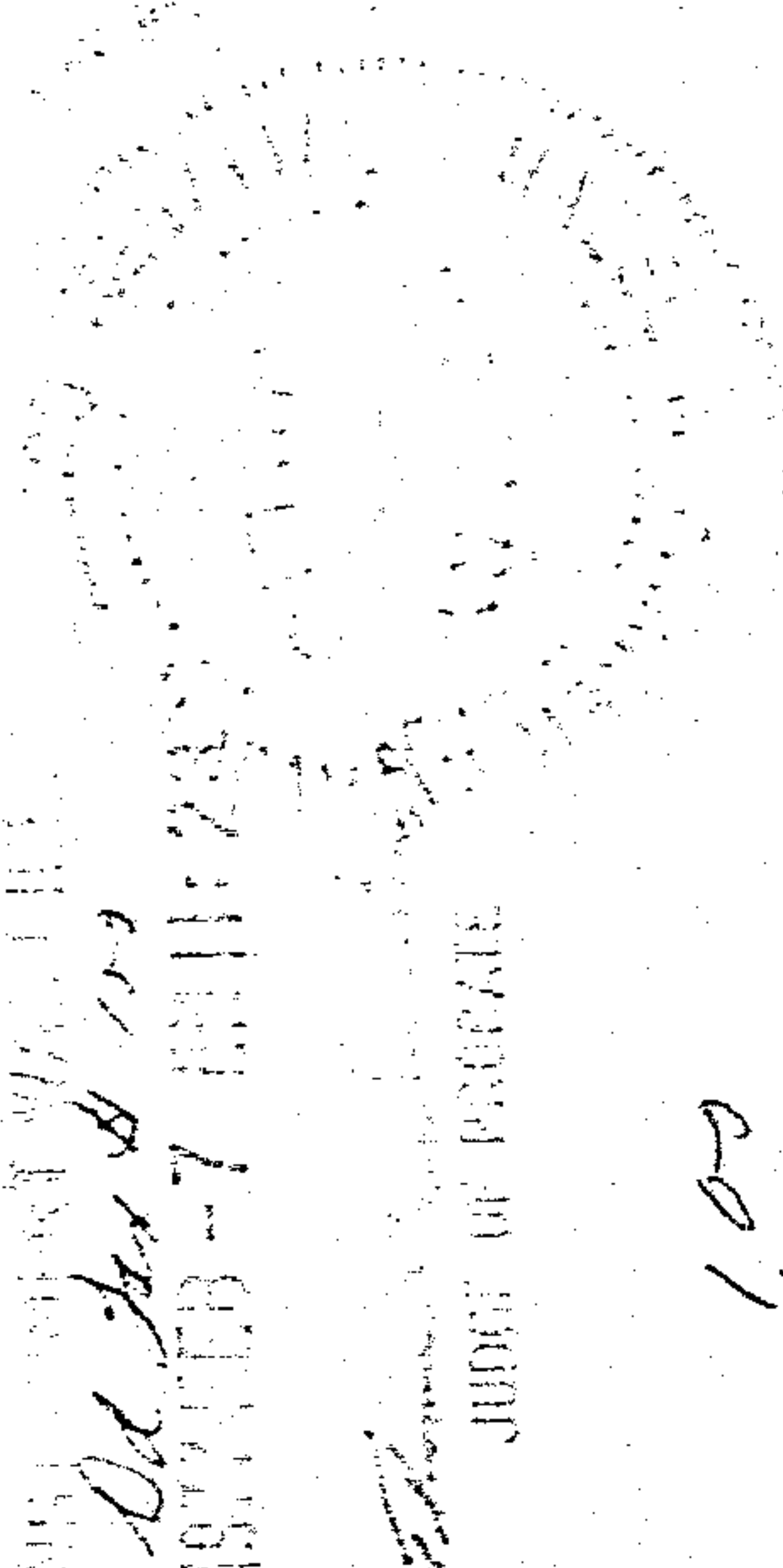
19770207000010980 2/3 \$.00
Shelby Cnty Judge of Probate, AL
02/07/1977 12:00:00AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority in and for this County and State, hereby certify that Floyd P. Bird and Johnnie P. Bird, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily and on the day the same bears date.

Given under my hand and official seal this 21 day of JANUARY, 1977.

Hazel M. Parker
Notary Public



1.00
4.50
1.00
6.50

19770207000010980 3/3 \$.00
Shelby Cnty Judge of Probate, AL
02/07/1977 12:00:00AM FILED/CERT

This instrument was prepared by
Jerry L. Fielding,
Bell, Lang, Bell, and Fielding
223 North Norton Avenue
Sylacauga, Alabama 35105

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