

9019

STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Two-thousand and no/100 - - - - - DOLLARS

to the undersigned grantors Earl B. Bowdoin and Wife, Ophelia Bowdoin

in hand paid by Dick M. Taylor, and Wife, Marjorie D. Taylor

the receipt whereof is acknowledged we the said Earl B. Bowdoin and Wife, Ophelia Bowdoin

do now grant, bargain, sell and convey unto the said Dick M. Taylor, and Wife, Marjorie D. Taylor

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

Section 4, T. 18 S., R.1 E., Shelby County, Alabama, to-wit:

"From the South-East Corner of Section 4, Township 18 South, Range 1 East go West along the Section Line 3,960.25 feet; thence, Right 99°33'21", 864.77 feet to the South Right-of-Way of Highway # 4 for a point-of-beginning. Thence, Right 59°27'51", 200 feet; thence, Right 90°, 201.6 feet to the center of the creek. Thence, Right 96°11'07", 201.17 feet; thence, Right 83°48'53", 179.93 feet to the point-of-beginning. Containing 0.88 Acres, and lying in the South-East 1/4 of the South-West 1/4 of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama."

NOTE: SELLER RETAINS FIRST REFUSAL TO BUY THIS PROPERTY BACK IF BUYER DECIDES TO SELL.

TO HAVE AND TO HOLD Unto the said Dick M. Taylor, and Wife, Marjorie D. Taylor,

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 hand s and seal,

this 16th day of May, 1977.

WITNESSES:

Brad Bowdoin

Earl B. Bowdoin (Seal.)
Earl B. Bowdoin & Wife, Ophelia (Seal.)
Ophelia Bowdoin (Seal.)
Ophelia Bowdoin (Seal.)
(Seal.)

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19770525000050670 2/2 \$.00
 Shelby Cnty Judge of Probate, AL
 05/25/1977 12:00:00AM FILED/CERT

Return to: Dick M. Taylor, & Wife,
Marjorie D. Taylor
Rt. 1 Box 1055
Leeds, Al. 35094

TO

Dick M. Taylor, and Wife,
Marjorie D. Taylor
Rt. 1 Box 1055
Leeds, Al. 35094

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 recorded in Volume _____ of Deeds at page _____, and examined.

 Judge of Probate.

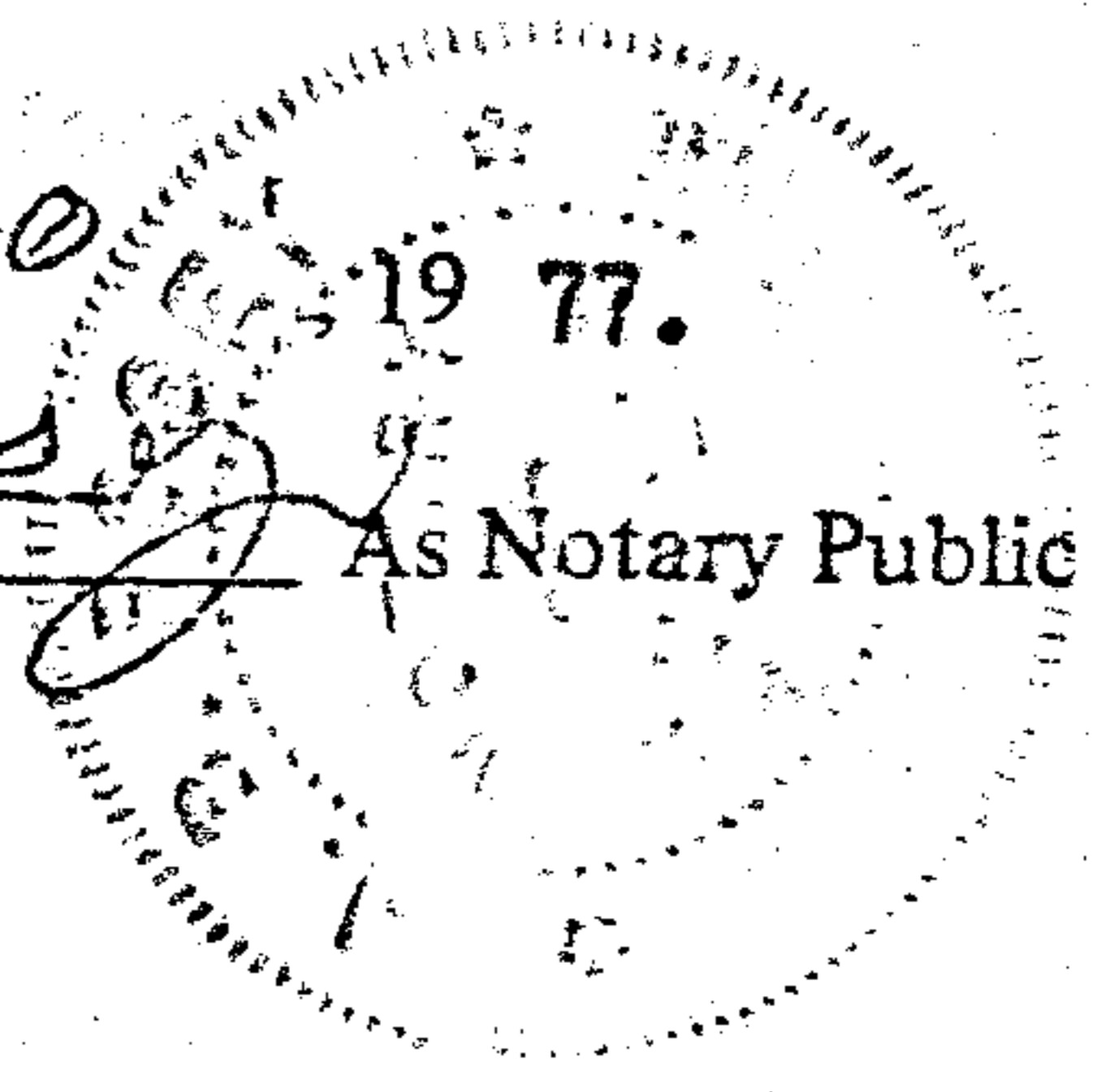
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STATE OF ALABAMA
 SHELBY COUNTY

I, J. B. Posey, a Notary Public in and for said County, in said State, hereby certify that Earl B. Bowdoin, & Wife, Ophelia Bowdoin, 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 5 day of May 1977.

J. B. Posey As Notary Public
 My Commission expires:



STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

1977 MAY 25 AM 8:41

Thomas A. Snowden, Jr.
 JUDGE OF PROBATE

Deed Tax	2.00
Rec.	3.00
Index	1.00
	<u>6.00</u>