This instrument prepared by Eason Mitchell, Calera, Alabama

1050

Form 43 D-2—Warranty Deed, Joint Grantees with Survivorship (Rev. 3-15-58) Printed and for Sale by Roberts & Son, Birmingham

STATE OF ALABAMA

SHELBY **COUNTY**

412

Know All Men By These Presents,

That in consideration of Ten Dollars and other good and valuable consideration DOLLARS

to the undersigned grantors Dale Miller, Wayne Miller, Charlotte Dawson and Dora Lee Edwards

in hand paid by Dora Lee Edwards, Dale Miller and Wayne Miller

the receipt whereof is acknowledged the said Dale Miller, Wayne Miller, Charlotte Dawson and Dora Lee Edward

do grant, bargain, sell and convey unto the said Dora Lee Edwards, Dale Miller and Wayne Miller

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

Shelby County, Alabama, to-wit:

The South half of the Northeast Quarter of the Northwest Quarter of Sec. 7 Township 24 North, Range 13 East, EXCEPT the following tract of land, namely, FIRST: That certain tract of land described as beginning at the point of intersection where the West right of way line of the Enon Church Public Road crosses the South line of said Northeast Quarter of the Northwest Quarter of said Section 7, and run thence West along the South boundary line of said forty acres a distance of 210 feet; run thence in a Northerly direction and perpendicular to the South line of said forty acres a distance of 150 feet; run thence in an Easterly direction and parallel with the South line of said forty acres a distance of 210 feet, more or less, to the West margin of said Enon Church Public Road; thence run South and along the West margin of said Public Road a distance of 150 feet, more or less, to the point of beginning, said EXCEPTION being the lot heretofore conveyed by the grantors herein to the grantee herein which said deed is recorded in Deed Book 138, on page 188; also, EXCEPT all that part of said South Half of the Northeast Quarter of the Northwest Quarter of said Section 7, lying East of the Newals and Enon Church Public Road. Said last described tract of land having heretofore been conveyed by the grantors to Wilbert L. Anderson, recorded in Deed Book 125, on page 512. This land herein conveyed containing 17 acres.

TO HAVE AND TO HOLD Unto the said Dora Lee Edwards, Dale Miller and Wayne Miller

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 8th day of June, 1979.

WITNESSES:

Susan J. Jackson

Charlotte Dawson (Seal.)

Dora Lee Edwards (Seal.)

Wayne Miller (Seal.)

Dale Miller (Seal.)

19790611000072300 1/2 $.00
Shelby Cnty Judge of Probate, AL
06/11/1979 12:00:00AM FILED/CERT

Dora Lee Edwards
Rt 2 Box 185
Montevallo Ala 35115

19790611000072300 2/2 $.00
Shelby Cnty Judge of Probate,AL
06/11/1979 12:00:00AM FILED/CERT

Return to: _____

_____

_____

TO

_____

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.

BOOK 320 PAGE 15

STATE OF Alabama

Shelby **COUNTY**

I, the undersigned , a Notary Public in and for said County, in said State, hereby certify that Dale Miller, Wayne Miller, Charlotte Dawson and Dora Lee Edwards 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 8th day of ~~June~~ June 19 79

James H Coward As Notary Public

JUN 11 AM 9:23

Deed Tax 1.00
Rec. 4.50
Ind 1.00
6.50

JUDGE OF PROBATE