



This instrument was prepared by

(Name) Harrison, Conwill, Harrison & Justice  
Attorneys at Law  
 (Address) Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Donald Dawkins and wife, Landa B. Dawkins

(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Jerry Baldwin and Linda Baldwin

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby

County, Alabama to-wit:

353 PAGE 573  
 BOOK 353  
 Begin at the Southwest corner of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 21, Township 21 South, Range 3 West and run East along said forty acre line 125 feet to the East line of Dogwood-Maylene Public Road to the point of beginning of the land herein conveyed; thence run in a Southerly direction along the East line of said road 144.6 feet; thence run in an Easterly direction 275 feet to a point on the Westerly right-of-way line of Southern Railway Company, which point is situated 112.05 feet Southeasterly of the South line of said forty acres; thence run in a Northwesterly direction along the West right-of-way line of said Railway Company 112.05 feet to the South line of said forty acres; thence along said line 279.20 feet West to the point of beginning; being situated in the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 21, Township 21 South, Range 3 West.

Grantors' address:

P. O. Box 14  
 Maylene, Alabama 35114

Grantees' address:

P. O. Box 23  
 Maylene, Alabama 35114

\$12,500.00 of the purchase price recited above was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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(s), this \_\_\_\_\_ day of \_\_\_\_\_, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED  
See index 444-24  
1984 FEB 28 AM 8:48

Recd 300  
150  
100  
550

Donald Dawkins (Seal)  
Donald Dawkins (Seal)  
Landa B. Dawkins (Seal)  
Landa B. Dawkins (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald Dawkins and wife, Landa B. Dawkins whose name S are 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 28th day of February A. D., 19 84.)

P.O. Box 23  
Maylene AL  
35114

Patricia Lynn Matzke 5/15/85  
 Notary Public.