

1225

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

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 One and no/--Dollars and love and affection ~~XXXXXX~~

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein Tracy Dawe, an unmarried man

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

Tommy Ray Dawe, Brenda Gail Dawe and Stoney R. Dawe

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

Shelby County, Alabama to-wit:

A part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama: Commence at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 100 feet to the point of beginning; thence continue South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 220 feet; thence run East parallel with the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 156 feet; thence run North parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 220 feet; thence run West parallel with the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 156 feet to the point of beginning.

As part of the consideration for the execution of this deed, grantees shall not, for a period of ten (10) years from the date of delivery hereof, sell the property described above.

GRANTOR'S ADDRESS:
P.O. Box 426
Harpersville, Alabama

GRANTEE'S ADDRESS:
Route 1, Box 124 A
Sterrett, Alabama

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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, I have hereunto set MY hands(s) and seal(s), this 24th day of May, 19 84.

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED
1984 MAY 24 PM 3:57 (Seal) Tracy Dawe (Seal)
Judge of Probate (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tracy Dawe, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

and official seal this 24th day of May A. D., 19 84



William R. Justice Notary Public.

Rt. 1 Box - 124-A
Sterrett, Ala
3-17