

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 Thousand and no/100----- DOLLARS

and other good and valuable consideration

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

Hewitt L. Conwill & wife, Diane Conwill; and William R. Justice, unmarried

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

✓ Larry W. Carver and Ila Jean Carver

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

Shelby

County, Alabama to-wit:

All that part of the following described property lying East of Shelby County Hwy. 437:  
All that part of the East 495 feet of the E $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 30, Township 19 South, Range 1 East that lies South of the Florida Short Route Highway (being U. S. Highway 280) right-of-way, which lies West of that certain easement conveyed to W. D. Hughes and E. R. Elliott on March 22, 1966, and which easement is more particularly described as follows: Commencing at the point where the center of a branch intersects the South line of the Florida Short Route Highway in the Southerly portion of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 30, Township 19, Range 1 East, the branch being situated on property known as Henry Hughes property and from said center line of branch, run along the South line of said Florida Short Route right-of-way. West a distance of 51 feet to the center line of a 25 foot easement described as follows: Said center line begins as aforesaid and runs South 37 deg. 30 min. East 507 feet; thence South 5 deg. 30 min. West to a point 615 feet North of the South line of SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section 30. There is EXCEPTED from the above described land the South 615 feet of uniform width.

ALSO, LESS AND EXCEPT the following:

Commence at the Southeast corner of the NE $\frac{1}{4}$  of Section 30, Township 19 South, Range 1 East and run thence North 615 feet; thence run West 495 feet to the point of beginning of the

CONTINUED ON REVERSE SIDE

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 hands(s) and seal(s), this 12<sup>th</sup> day of June, 19 84.

WITNESS:

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Hewitt L. Conwill (Seal)  
Diane Conwill (Seal)  
William R. Justice (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 Hewitt L. Conwill & wife, Diane Conwill; and William R. Justice, unmarried 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 12<sup>th</sup> day of June, A. D., 19 84.

Form 31-A

Eva D. McCreary  
Notary Public.  


RE 1 Box 203-H

Strutt, et al 35147

parcel of land herein described; thence run North 200 feet; thence run East to the West right-of-way line of that certain 50' easement heretofore conveyed to Kimberly-Clark Corporation on May 29, 1970; thence run South along said right-of-way line of said 50' easement a distance of 200 feet, more or less, to a point 615 feet North of the South line of said NE $\frac{1}{4}$ ; thence run West to the point of beginning.

Said property is conveyed subject to W. D. Hughes and E. R. Elliott or their successors in title having the right to construct an electric power line along the Westerly side of said 25 foot easement from the point where said 25 foot easement intersects the power line so that the power line shall then run South and along said 25 foot easement until it intersects the South line of the above described land being conveyed.

Grantors' address:

Columbiana, Alabama 35051

Grantees' address:

Route 1, Box 203-A  
Sterrett, Alabama 35147

356 956 X008  
435

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

1984 JUN 12 AM 10:20

*Thomas J. Harrison*  
JUDGE

Deed TAX 1.00  
Rec 3.50  
Ind 1.00  
5.50

Return to:

TO

WARRANTY DEED  
JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP

Recording Fee \$  
Deed Tax \$

This form furnished by

HARRISON, CONWILL, HARRISON  
& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051