

672

Route Box 1045
Bessemer, Alabama 35023

✓ P.O. Box 415
Harpsville, Alabama
35078

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 Two Thousand Four Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Dillion Gowers and wife, Grace Gowers

herein referred to as grantors) do grant, bargain, sell and convey unto
✓ Mitchel Peterson and Rose Marie Peterson

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 East, more particularly described as follows:
Commence at the Southwest corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ and run North along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 371.69 feet to the point of beginning; thence continue along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 195 feet to a point; thence turn right 89 deg. 33 min. and run a distance of 466.69 feet; thence turn right an angle of 90 deg. 27 min. and run a distance of 195 feet; thence turn an angle of 89 deg. 33 min. to the right and run a distance of 466.69 feet to the point of beginning.

Grantors acknowledge that the above described property has for the past 50 or more years been served for ingress and egress by the old Vincent to Harpersville County Highway. It is understood and agreed that Grantors do not warrant or insure ingress and egress to this property.

\$1,700.00 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 hands(s) and seal(s), this 21st day of June, 19 85.

WITNESS:

Deed Tax 1.00
Rec 2.50
Jud 1.00
4.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Se Mtg 33-189
1985 JUL 15 AM 8:43
(Seal)
Thomas P. Henderson, 2
JUDGE OF THE STATE

Dillion Gowers (Seal)
Grace Gowers (Seal)
Grace Gowers (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 Dillion Gowers and wife, Grace Gowers whose name s 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 21st day of June, A. D., 19 85

H. Conwill
Notary Public.

BOOK 033 PAGE 953