

This instrument was prepared by

Conwill & Justice  
P. O. Box 557  
Columbiana, Alabama 35051

GRANTEE'S ADDRESS:  
Roy H. Hadaway/June A. Hadaway  
P.O. Box 1747  
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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

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

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

Roy H. Hadaway and June A. Hadaway

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

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

A part of Lots 4,5 & 6 of Block 27, according to Dunstan's Map of Calera, being situated in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 21, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Beginning at the point of intersection of the center line of Montgomery Avenue, and the center of the main line of the Southern Railroad; thence North along the centerline of Montgomery Avenue, a distance of 459 feet; thence at a right angle left a distance of 40 feet to a point of beginning at an iron pin; thence at a right angle to the right, North along the West line of said avenue a distance of 75 feet; thence at an interior angle of 89 deg. 29 min. left Westerly a distance of 150 feet to an alley; thence at an interior angle of 90 deg. 23 min. left a distance of 75 feet; thence at an interior angle of 89 deg. 27 min. left a distance of 150 feet to the point of beginning; being situated in Shelby County, Alabama.

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 29th

day of April, 1996.

WITNESS:

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

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

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

Howell Henderson (Seal)

Ila Henderson (Seal)

\_\_\_\_\_(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 Howell Henderson and wife, Ila Henderson whose name is 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 29th day of April, A. D., 1996

Form 31-A



William R. Justice  
Notary Public

9/13/01 Davis Plazo

Inst # 1996-14612