

This instrument was prepared by

872

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ruth Myers and husband, Raymond A. Myers

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

Charles Farrell and Margaret M. Farrell

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

Shelby County, Alabama to-wit:

Commence at the Northwest Corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, Thence run Easterly along the North Line of Said Section 25, 978.01' to a Point, Thence 135 Degrees 00 Minutes 26 Seconds Right and Run Southwesterly 100.08' to a Point, Thence 135 Degrees 00 Minutes 26 Seconds Left and Run Easterly 202.58' to the Point of Beginning of the Property being described, Thence continue Easterly Along Last Described Course 25.0' to a Point, Thence 101 Degrees 20 Minutes Right and Run Southerly 150.0' to a Point, Thence 15 Degrees 00 Minutes Right and Run Southwesterly 147.92' to a Point on the Water Line of Reed Creek Slough, Thence 137 Degrees 38 Minutes 58 Seconds Right and Run Northwesterly 118.98' to a Point on the Water Line of Same Reed Creek Slough, Thence 46 Degrees 46 Minutes 02 Seconds Right and Run Northeasterly 193.27' to the Point of Beginning.

Subject to current taxes, easements and restrictions of record.

\$5,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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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, we have hereunto set our hand(s) and seal(s), this 7th day of March, 1983

WITNESS:

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

1983 MAR 23 AM 8:45
See Mtg 4218-517

STATE OF ALABAMA
Jefferson COUNTY

Deed TAX 3.00
Rec 1.50
Sud 1.00
5.50

Ruth Myers (Seal)
Ruth Myers

Raymond A. Myers (Seal)
Raymond A. Myers

I, Thomas A. Snowden, Jr., a Notary Public in and for said County, in said State, hereby certify that Ruth Myers and husband, Raymond A. Myers 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 7th day of March A. D., 1983

Form 31-A
LAMAR HAM
ATTORNEY AT LAW
3512 OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35209

Thomas A. Snowden, Jr.
Notary Public.
My Commission Expires November 9, 1985