



Grantors address:  
4005 Goodwin Rd.  
Bessemer, Alabama 35023

This instrument was prepared by  
Harrison, Conwill, Harrison & Justice  
(Name) Attorneys at Law  
P.O. Box 557  
(Address) Columbiana, Alabama 35051

Grantees address:  
5201 Stevens Court  
Mt. Olive, Alabama 35117

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifteen Thousand and no/100----- (\$15,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Kenneth E. Alexander and wife, Estelle D. Alexander

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Johnny R. Musgrove and Elaine Musgrove

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

Shelby County, Alabama to-wit:

Lot 10, according to Map of the 1974 Addition of Shelby Shores, Phase II, as recorded in Map Book 6, Page 33, in the Probate Office of Shelby County, Alabama; situated in Shelby County, Alabama.

SUBJECT TO: Building setback line of 35 feet reserved from Fowler Lane as shown by plat; Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 9, Page 579; Transmission line permit to Alabama Power Company shown by instrument recorded in Deed Book 225, Page 918 and Deed Book 225, Page 921 and Deed Book 151, Page 91 in Probate Office; right-of-way granted to South Central Bell Telephone and Telegraph Company by instrument recorded in Deed Book 300, Page 250; Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 292, Page 361, Deed Book 225, Page 453 and Deed Book 260, Page 706; Flood rights acquired by Alabama Power Company in Deed Book 253, Page 116 and Deed Book 253, Page 120 as shown by recorded plat, all being recorded in Probate Office of Shelby County, Alabama.

\$14,900.00 of the above recited purchase price 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 hand(s) and seal(s), this 11th

day of November, 1983.

WITNESS:

Deed TAX 50  
Dec 1.50  
Ind 1.00  
3.00  
1983 NOV 14 AM 9:45  
HARRISON, CONWILL, HARRISON & JUSTICE  
NOTARY PUBLIC  
SHELBY COUNTY, ALABAMA  
(Seal)

Kenneth E. Alexander (Seal)  
Estelle D. Alexander (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 Kenneth E. Alexander and Estelle D. Alexander, 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 11th day of November, 1983.

Form 31-A

William R. Justice  
Notary Public.

Harrison & Council