

439

(Name) Merrill W. Dodd

This instrument was prepared by

(Address) _____

(Name) Mike T. Atchison, Attorney

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-17 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Six Thousand and no/100-----DOLLARS

to the undersigned grantor, Central State Bank a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto
Merrill W. Dodd and wife, Doris W. Dodd

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

A parcel of land lying and being situated in the SW $\frac{1}{4}$ - SW $\frac{1}{4}$, Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, described more particularly as follows: From the SW corner of Section 9 (an old iron pin found), run East along the South section line for 666.1 feet to a point where a fence, if extended, would intersect said line; deflect left 91 deg. and run Northerly along said fence extension and fence proper, for 344 feet to the point of beginning of subject lot; from said point thus established continue said course along said line for 315 feet to a fence; thence deflect right 91 deg. and run Easterly along said fence for 393.2 feet to a fence corner post; thence deflect right 89 degrees and run Southerly for 105 feet; thence deflect left 89 degrees and run Easterly for 49.8 feet; thence deflect right 89 deg. and run Southerly 210 feet; thence deflect right 91 degrees and run Westerly for 443.0 feet, and back to the point of beginning. According to the survey of R. B. Perry, Engr. and surveyor, Ala. Reg. No. 296, and dated 29th March 1983.

\$ 6,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See entry 443-3/3
1984 FEB 13 AM 8:10

Rec. 150
Ind. 100
250

Thomas A. Schroeder
JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William M. Schroeder
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of February 1984

ATTEST:

Carlene L. Hadaway
Secretary

By William M. Schroeder
William M. Schroeder President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority a Notary Public in and for said County in said State, hereby certify that William M. Schroeder whose name as President of Central State Bank a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

6th day of February 19 84.

Central State Bank

Notary Public
My Commission Expires 11/11/87

BOOK 353 PAGE 266