

436

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 1512 OLD MONTGOMERY HIGHWAY
HOMWOOD, ALABAMA 35209

Send tax notice to:
James W. Coleman
3420 Craych DR.
Birmingham, AL 35226

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 Eighty five thousand and no/100 (\$85,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Susan G. Moxley and husband, Richard Moxley, Jr.
(herein referred to as grantors) do grant, bargain, sell and convey unto
James W. Coleman and Rena A. Coleman

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

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Mineral and mining rights excepted.

Less and except any part of subject property that lies within the bounds of any roadway.

Subject to taxes for 1984.

Subject to right-of-ways and joint driveway agreement of record.

\$ 55,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 356 PAGE 347

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 5th day of June, 19 84.

WITNESS:

(Seal)

(Seal)

(Seal)

Susan G. Moxley
Susan G. Moxley (Seal)
Richard Moxley, Jr.
Richard Moxley, Jr. (Seal)

STATE OF ALABAMA

Jefferson COUNTY

Larry L. Halcomb

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that Susan G. Moxley and husband, Richard Moxley, Jr. 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. 5th June 19 84

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

Larry L. Halcomb

Notary Public.
My Commission Expires 1/23/85

EXHIBIT "A"

PARCEL ONE

A part of the Northwest Quarter of the Southwest Quarter of Section 13, Township 19 South, Range 2 West and a part of the Northeast Quarter of the Southeast Quarter of Section 14, Township 19 South, Range 2 West more particularly described as follows: From the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 13, Township 19 South, Range 2 West run Easterly along the North boundary line of the said Northwest Quarter of the Southwest Quarter of Section 13, Township 19 South, Range 2 West for 206.12 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 103 degrees, 58 minutes to the right and run Southwesterly for 736.47 feet, more or less, to a point on the center line of a New County Road; thence turn an angle of 94 degrees, 49 minutes, 30 seconds to the right and run Northwesterly along the center line of said road for 200.0 feet; thence turn an angle of 06 degrees, 56 minutes to the left and continue Northwesterly along the center line of said Road for 190.0 feet; thence turn an angle of 75 degrees, 42 minutes to the right and run Northerly for 445.0 feet; thence turn an angle of 71 degrees, 24 minutes to the right and run Northeasterly for 518.43 feet, more or less, to the point of beginning.

BOOK 356 PAGE 348

PARCEL TWO

A part of the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 14, Township 19 South, Range 2 West and a part of the Northwest Quarter of the Southwest Quarter of Section 13, Township 19 South, Range 2 West, more particularly described as follows: Begin at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 14, Township 19 South, Range 2 West; thence run Northerly along the East boundary line of the Southeast Quarter of the Northeast Quarter of Section 14, Township 19 South, Range 2 West, for 675.92 feet; thence turn an angle of 125 degrees, 20 minutes to the left and run Southwesterly for 351.25 feet; thence turn an angle of 54 degrees, 50 minutes to the left and run Southerly for 647.15 feet; thence turn an angle of 108 degrees, 36 minutes

to the left and run Northeasterly for 518.43 feet to a point on the North boundary line of the Northwest Quarter of the Southwest Quarter of Section 13, Township 19 South, Range 2 West; thence turn an angle of 158 degrees, 57 minutes, 30 seconds to the left and run Westerly along the North boundary line of the Northwest Quarter of the Southwest Quarter of Section 13, Township 19 South, Range 2 West for 206.12 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

BOOK 356 PAGE 349

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
see Mt. 450 p. 362
1984 JUN -8 PM 1:18

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

*Due by 30⁰⁰
Rec 450
Feb 1⁰⁰
3550*