

(Name) James O. Boothe Sr.

(Address)

This instrument was prepared by

1266

(Name) James O. Standridge

(Address) P.O. Box 562, Montevallo, Al 35115

Form 1-1-4 Rev. 1982

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fourteen Thousand DOLLARS

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

GRACE SCHOMBERG, as Executrix of the Estate of K.E. Fulton, deceased

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

JAMES O. BOOTHE SR. and wife, TURA T. BOOTHE

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

Shelby County, Alabama to-wit:

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See Description Attached Hereto As Exhibit "A"

Grantees Herein executed a purchase money mortgage in the amount of \$ 17,000.00 simultaneously herewith as a portion of the consideration stated herein.

BOOK 015 PAGE 927

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 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, I have hereunto set my hand(s) and seal(s), this 13th day of August, 1984

Grace Schomberg as Executrix of the estate of K.E. Fulton, deceased

WITNESS:

(Seal) (Seal) (Seal)

Grace Schomberg, as Executrix of the Estate of K.E. Fulton, deceased.

STATE OF ALABAMA SHELBY COUNTY

Acknowledgment for an Official or Other Person in Representative Capacity

I, the undersigned, a Notary Public, in and for said county, in said State, hereby certify that GRACE SCHOMBERG, whose name as Executrix of the Estate of K. E. Fulton, deceased, 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, she, in her capacity as such Executrix, executed the same voluntarily on the day the same bears date. Given under my hand and seal this the 13 day of August, 1984.

James Standridge

Notary Public

Parcel I

A parcel of land lying in the N 1/2 of the NE 1/4 of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows:

From the Northeast corner of the NW 1/4 of the NE 1/4 of Section 13, run to the intersection of the Southeast ROW fence of Shelby County Highway # 26 (Elliotsville-Saginaw Road) with the Westernmost faces of the Westernmost collums of the bridges of I-65 for the starting point; thence run Southwesterly along said Southeast ROW line of said Highway # 26 for 53.0 feet to a 3 inch diameter steel fence post at the intersection of the rights-of-way lines of said Highway # 26 with said I-65, the point of beginning; thence continue along said Southeast ROW line of said Highway # 26 along a curve to the left for 285.0 feet to an iron marker in a chert road, called Point "A" on this description; thence continue along a tangent 247.4 feet to an iron marker on the East side of a chert drive; thence turn 44 deg. 14 min. left and run southerly along a rock wall 272.9 feet to the North ROW line of the Seaboard Coast Line-L&N Railroad. Thence Easterly along the North ROW line of the said Seaboard Coast Line-L&N Railroad for 565.0 feet; thence 92 deg. 40 min. left for 52.0 feet to an iron marker; thence 82 deg. 00 min. left for 208.71 feet to an iron marker; thence 13 deg. 30 min. right for 80.48 feet; thence 09 deg. 06 min. right for 84.4 feet to an iron marker; thence 58 deg. 59 min. right for 161.1 feet to an iron marker; thence 08 deg. 14 min. right for 90.1 feet to an iron marker; thence 123 degrees 19 minutes right for 81.6 feet to an iron marker; thence 100 deg. 00 min. left to an iron marker in a chert road, called Point "B" in this description; thence 26 deg. 30 min. right for 152.2 feet to an iron marker on top of a hill near a 3 inch diameter steel fence post at an angle in the ROW fence of I-65; thence 36 deg. 14 min. left along the ROW fence of I-65 for 151.2 feet to the point of beginning.

Said parcel lying in the N 1/2 of the NE 1/4 of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama, and containing 3.24 acres, more or less.

LESS AND EXCEPT: A 30 foot wide easement for a road runs concave Northeasterly from Point "A" to Point "B" in this description.

Parcel II

A parcel of land lying in the NW 1/4 of the NE 1/4, Section 13, Township 21 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows:

From the Northeast corner of the said NW 1/4 of the NE 1/4 of Section 13, Township 21 South, Range 3 West, run to the intersection of the Southeast ROW fence of Shelby County Highway # 26 (Elliotsville-Saginaw Road), with the Westernmost faces of the Westernmost collums of the bridges of I-65 for a starting point; thence run Southwesterly along the Southeast ROW line of said Highway # 26 a distance of 286.8 feet to an iron marker on said Southeast ROW of said Highway # 26, the point of beginning; thence continue Southwesterly along said Southeast ROW line of said Highway # 26 a distance of 255.7 feet to an iron marker at the intersection of the said Southeast ROW line of said Highway # 26 with the North ROW line of the Seaboard Coast Line-L&N Railroad; thence run Easterly along said said North ROW line of said Seaboard Coast Line-L&N Railroad a distance of 224.3 feet to an iron marker. Thence turn an angle of 83 degrees 06 minutes to the left and run Northeasterly 135.1 feet to the point of beginning.

Said parcel of land lies in the said NW 1/4 of the NE 1/4 of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama, and contains 0.35 acres, more or less.

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

1995 JAN 24 AM 11:50

Rec. 500
Ind. 100
600

Judge