

This instrument was prepared by

(Name) David D. Shelby(Address) 2956 Rhodes Circle, Birmingham, Alabama 35205WARRANTY 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 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,

Joe M. Forstman and wife, Bettie T. Forstman

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

John C. Montgomery and wife, Janet A. Montgomery

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

Shelby County, Alabama to-wit:

Part of the N 1/2 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southeast corner of the NW 1/4 of the NW 1/4 of said Section, run in a Westerly direction along the South line of said quarter-quarter section for a distance of 8.6 feet; thence turn an angle to the right of 98 deg. 43 min. and run along the West right of way line of Alabama Highway #119 for a distance of 244.00 feet; thence turn an angle to the left of 98 deg. 43 min. and run in a Westerly direction for a distance of 651.40 feet; thence turn an angle to the right of 76 deg. 06 min. and run in a Northwesterly direction for a distance of 209.03 feet; thence turn an angle to the right of 102 deg. 46 min. 30 sec. and run in an Easterly direction for a distance of 737.57 feet to the point of beginning; thence turn an angle to the right of 180 deg. and run in a Westerly direction for a distance of 434.08 feet to an existing iron pin; thence turn an angle to the right of 89 deg. 00 min. and run in a Northerly direction for a distance of 200.00 feet to an existing iron pin; thence turn an angle to the right of 91 deg. 00 min. and run in an Easterly direction for a distance of 245.04 feet to an existing iron pin; thence turn an angle to the right of 90 deg. and run in a Southerly direction for a distance of 100 feet to an existing iron pin; thence turn an angle to the left of 90 deg. and run in an Easterly direction for a distance of 209.28 feet to an existing iron pin being on the West right of way line of (*CONTINUED**)

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, we have hereunto set our hand(s) and seal(s), this 4th day of March, 19 85

WITNESS:

(Seal)_____
(Seal)_____
(Seal)

Joe M. Forstman (Seal)
Joe M. Forstman

Bettie T. Forstman (Seal)
Bettie T. Forstman

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe M. Forstman and wife, Bettie T. Forstman 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.

Given under my hand and official seal this 4th day of March, A. D., 19 85

(*CONTINUATION OF LEGAL DESCRIPTION**)

Alabama Highway #119; thence turn an angle to the right and run in a Southwesterly direction along said West right of way line for a distance of 101.36 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Laurence D. Weygand, Reg. P.E. & L.S. #10373, dated January 31, 1985.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

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

1985 MAR 11 AM 9:10

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

Deed TAX 1.00
Dee 5.00
Ind 1.00
7.00

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

TO

Recording Fee \$
Deed Tax \$

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

Return to: