

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) J. Michael Joiner  
P.O. Box 1012  
 (Address) Alabaster, Alabama 35007

Form 1-1.5 Rev. 5/82

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 Forty Thousand and no/100 (\$40,000.00) DOLLARS

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

J. P. Schafner, an unmarried man

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

Buddy Ray Simpson and wife, Margaret L. Simpson

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

SHELBY

County, Alabama to-wit:

All that part of the NE 1/4 of the NE 1/4 of Section 7, Township 21 Range 2 East, of the Huntsville Meridian Shelby County, Alabama; more particularly described as follows: Beginning at a point which is North 544.96 feet and East 29.69 feet from the SW corner of the NE 1/4 of the NE 1/4 of Section 7; thence from the true point of beginning North 78 deg. 12 min. East 425.00 feet to the 397 foot contour line; thence along said contour line South 11 deg. 48 min. East 58.22 feet; thence South 08 deg. 12 min. East 41.86 feet; thence leaving said contour line South 78 deg. 12 min. West 422.38 feet; thence North 11 deg. 48 min. West 100.00 feet to the point of beginning.

LESS AND EXCEPT: All that part of the NE 1/4 of the NE 1/4 of Section 7, Township 21, Range 2 East of the Huntsville Meridian, Shelby County, Alabama, more particularly described as follows: Beginning at a point which is North 544.96 feet and East 29.69 feet from the SW corner of the NE 1/4 of the NE 1/4 of Section 7; thence from the true point of beginning North 78 deg. 12 min. East 200.00 feet; thence South 11 deg. 48 min East 100.00 feet; thence South 78 deg. 12 min. West 200.00 feet; thence North 11 deg 48 min. West 100.00 feet to the point of beginning.

Less and except property within a public road right of way.

All being situated in Shelby County, Alabama.

\$35,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 14th

day of May, 19 85.

WITNESS:

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

1985 MAY 14 AM 8:57

(Seal)

(Seal)

(Seal)

J. P. Schafner

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that J. P. Schafner, an unmarried man

whose name 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 executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this

14th

day of

May

A. D., 19 85

ary Public.

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