

State of Alabama

Shelby County

GENERAL WARRANTY DEED

Know All Men By These Presents,

That in consideration of Fifteen thousand dollars

DOLLARS

to the undersigned grantor H. E. Wills and wife Marie M. Wills

in hand paid by Edward L. Osborn and wife Mildred Osborn

the receipt whereof is acknowledged we the said H. E. Wills and wife Marie M. Wills

do grant, bargain, sell and convey unto the said Edward L. Osborn and wife Mildred Osborn

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

begin at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of Section 4, Township 21 South, Range 2 West, thence Northerly along the West line of said Quarter-Quarter Section 659.38 feet more or less, to the Northwest corner of the South-half of said Quarter-Quarter Section, thence 92°41'42" right Easterly along the North line of said South-half a distance of 634.16 feet, thence 67°31'08" right Southeasterly 714.0 feet to the South line of said Quarter-Quarter Section, thence westerly along the South line 876.18 feet more or less, to the point of beginning. One Half (1/2) Mineral and Mining Rights Excepted.

TO HAVE AND TO HOLD Unto the said Edward L. Osborn and wife Mildred Osborn

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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,

have hereunto set

hand and seal,

this day of

WITNESSES:

TOMMY E. HILL

PROFESSIONAL ASSOCIATION

ATTORNEYS AT LAW

300 VESTAVIA OFFICE PARK, SUITE 3000

BIRMINGHAM, ALABAMA 35216

H E Wills (Seal.)

Marie M Wills (Seal.)

(Seal.)

(Seal.)

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H. E. Wills

Marie M. Wills

TO

Edward L. Osborn

Mildred Osborn

# WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

State of Alabama

Jefferson COUNTY

I, MARY A. MILSTEAD, a Notary Public in and for said County, in said State, hereby certify that H. E. Wills & Marie M. Wills whose names 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 12<sup>th</sup> day of February 1986  
Mary A. Milstead As Notary Public  
My Commission expires 11-5-89

State of

COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
 \_\_\_\_\_ As Notary Public

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

1986 MAR 19 AM 8:48

[Signature]  
 JUDGE OF PROBATE

1. Deed Tax	\$ <u>15.00</u>
2. Mtg. Tax	<u>5.00</u>
3. Recording Fee	<u>1.00</u>
4. Indexing Fee	<u>21.00</u>
TOTAL	

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