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(Name) Mr. and Mrs. Harold Mitchell
Gardner
(Address) 1081 MacQueen Circle
Helena, Alabama 35080

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-3 Rev. 3/62

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

SHELBY _____ COUNTY } KNOW ALL MEN BY THESE PRESENTS,

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

HAROLD MITCHELL GARDNER and wife, ROBERTA T. GARDNER,
(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 Exhibit "A" for legal description of real property conveyed by this Warranty Deed LESS AND EXCEPT title to minerals underlying this real property with mining rights and privileges belonging thereto as reserved by instrument recorded in Deed Book 145, at Page 165, in the Office of the Judge of Probate of Shelby County, Alabama, and subject to rights acquired by Alabama Power Company by instrument recorded in Deed Book 242, at Page 369, in said Probate Records.

Subject to taxes for 1986 that are a lien, but not due and payable until October 1, 1986 which taxes Grantor agrees to pay. Grantee agrees to assess taxes on this real property for 1987 and subsequent years.

Subject to all planning, zoning, health and other governmental regulations affecting subject real property.

Subject to all rights-of-way, easements and transmission lines, if any, in evidence through use.

Subject to all rights-of-way, easements, limitations and restrictions shown on the survey map or plat specified in Exhibit "A" to this Warranty Deed, a copy of which map was delivered to Grantee either on this date or prior hereto.

Ricky Wayne Seale is one and the same person as the Grantee designated as Rick Seale in that certain deed from Gulf States Paper Corporation conveying acreage in the NW $\frac{1}{4}$ of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, of which the above described real property is a part.

\$10,500.00 of the consideration for this deed is secured by a purchase money mortgage on the above described real property from the Grantee herein to the Grantor Ricky Wayne Seale, which mortgage was executed and delivered 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. There is no warranty or representation as to the condition or quality or quantity of this real property.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 13th

day of June, 19 86

WITNESS:

____ (Seal)



Ricky Wayne Seale (Seal)

_____ (Seal)

Sharon Seale (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, _____, a Notary Public in and for said County, in said State,
hereby certify that Ricky Wayne Seale and wife, Sharon Seale, _____
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 13th day of June 1986 A.D.

Return to Wade Martin

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL No. 10

Commence at the Northwest corner of Section 35, T.5. 24 N, R15E, Shelby County, Alabama and run thence East along the North line of said Section 35 a distance of 1,456.85' to a point, thence run South a distance of 1,149.0' to the point of beginning of the Parcel being described, thence run S 64°-19'-06" E a distance of 70.35' to a point, thence continue along the water line of said lay lake and run S 38°-35'-06" E a distance of 34.09' to a point, thence continue along water line and run S 10°-15'-34" E a distance of 47.94' to a point, thence run S 58°-30'-36" E a distance of 15.0' to a point, thence run S 24°29'-24" W a distance of 193.35' to a point, thence run S 11°-17'-36" E a distance of 108.86' to a point on the North line of a public road, thence run S 55°-55'-17" W a chord distance of 170.75' to the P.T. of a curve having a central angle of 45°-34'-13" and a radius of 270.45' thence run S 33°-08'-09" W a distance of 40.67' to the P.C. of a curve to the right having a central angle of 61°-52'-38" and a radius of 94.91', thence run S 64°-04'-34" W a chord distance of 97.59' to a point, thence run N 19°-48'-16" E a distance of 602.91' to the point of beginning, containing 1.55 acres

According to my survey this 5th day of May, 1986

Joseph E. Conn, Jr.
Joseph E. Conn, Jr.
Ala. Reg. No. 9049

SIGNED FOR IDENTIFICATION:

Ricky Wayne Seale
Ricky Wayne Seale

Sharon Seale
Sharon Seale

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 JUN 13 PM 3:42

Thomas A. Swannick, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 2.50
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 8.50

BOOK 076 PAGE 542