

1917 Indian Lake Drive
Birmingham, Al 35244

This instrument was prepared by

677

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Ronald Lutze and wife, Laurel Lutze

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

Elton B. Smith and Linda H. Smith

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

Shelby County, Alabama to-wit:

A parcel of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 20 South, Range 1 East, Shelby County, Alabama; Commence at the NW corner of Section 9, Township 20 South, Range 1 East; thence run South along the West line of said Section 1312.11 feet to an iron pin; thence 90 degrees 05 minutes 08 seconds left run 198.06 feet; thence 82 degrees 28 minutes 18 seconds right run 565.90 feet; thence 4 degrees 05 minutes 11 seconds right run 65.94 feet to the beginning of a curve to the right having a radius of 2923.18 feet, said point being on the Easterly right-of-way of Shelby County Hwy. 55 and also the point of beginning; thence run Southerly along said curve and right-of-way for 701.95 feet to the South line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section; thence 92 degrees 56 minutes 22 seconds left from chord of said curve run Easterly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 584.70 feet; thence 95 degrees 18 minutes left run 493.05 feet; thence 62 degrees 12 minutes 10 seconds left run 544.70 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, an easement for ingress and egress over and across a strip of land of a uniform width of 60 feet extending from Shelby county Highway No. 55 and in a Southeasterly direction on and along the North line of the above described parcel for a distance of 545.0 feet, said easement to serve the above described parcel and to run with the land.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 7th day of November, 19 86.

BOOK 99 PAGE 440

WITNESS:
STATE OF ALA. SHELBY CO. Quarter 1600
I CERTIFY THIS Doc 250
INSTRUMENT WAS FILED 100 (Seal)
1986 NOV 10 AM 11:32 And 1950 (Seal)
Thomas H. Harrison (Seal)
JUDGE OF PROBATE

Ronald Lutze (Seal)
Ronald Lutze
Laurel Lutze (Seal)
Laurel Lutze

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronald Lutze and wife, Laurel Lutze whose name is 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 7th day of November A. D., 19 86

Form 31-A

Judith R. Harrison Notary Public.

