

1822

This instrument was prepared by

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 Twenty-four Thousand Six Hundred and no/100----- DOLLARS

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

Hewitt L. Conwill, William R. Justice, and Joel C. Watson
herein referred to as grantors) do grant, bargain, sell and convey unto

James Lucas and Flora Lucas

(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 of the following described property lying Northwest of Alabama Highway No. 25:

The E $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West, EXCEPT 5 acres near the center of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, the West line of said 5 acres being the West line of the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, and the North line of said 5 acres being the South line of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, the East line of said 5 acres being the East line of the W $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West. EXCEPT Highway 25 right-of-way.

ALSO, the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 34, Township 21 South, Range 1 West. EXCEPT Highway 25 right-of-way.

Containing approximately 8.2 acres, more or less.

SUBJECT TO easements, rights-of-way, permits, roadways of record or in evidence through use.

The above described property constitutes no part of Grantors' homestead.

\$23,600.00 of the purchase price recited above was paid from a mortgage executed simultaneously herewith.

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 21st

day of January, 19 87.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1987 JAN 26 PM 2:57
S.S.O

Hewitt L. Conwill (Seal)
William R. Justice (Seal)
Joel C. Watson (Seal)

STATE OF ALABAMA
JUDGE OF PROBATE

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hewitt L. Conwill, William R. Justice and Joel C. Watson 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 21st day of January, A. D., 19 87.

Betty L. Sexton
Notary Public.



CONWILL & JUSTICE