

2194

SEND TAX NOTICE TO:

(Name) Johnny L. Lowe, Jr.

(Address) Rt. 2- Box 209-
Shelby - Al - 35143

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P. O. Box 822, Columbiana, AL 35051

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 Three Thousand and No/100----- DOLLARS

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

HAROLD J. HALL, a married man

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

JOHNNY L. LOWE, JR. and wife, JEAN F. LOWE

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

Shelby County, Alabama to-wit:

Begin at the Northwest corner of the NE 1/4 of the SW 1/4, Section 7, Township 22 South, Range 2 East; thence run East along the North line of said 1/4-1/4 section a distance of 495.43 feet; thence turn a deflection angle of 61 degrees 53 minutes 51 seconds to the right and run a distance of 709.10 feet to the Northwest right-of-way of Shelby County Highway No. 42 and the P.C. of a right-of-way curve; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the right and run along said highway right-of-way curve (whose delta angle is 4 degrees 44 minutes 16 seconds to the right, radius is 2606.06 feet, tangent is 107.80 feet, length of curve is 215.49 feet) to the point of tangent; thence turn a deflection angle of 71 degrees 53 minutes 51 seconds to the right and run a distance of 959.55 feet to the point of beginning. Situated in the NE 1/4 of the SW 1/4, Section 7, Township 22 South, Range 2 East, Shelby County, Alabama.

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This property constitutes no part of the homestead of the grantor or his spouse.

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 23rd day of January, 1987.

WITNESS:

Francis J. ... (Seal)

Harold J. Hall (Seal)
HAROLD J. HALL

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

Tax 3.00
Rec 2.50
Fund 1.00
6.50

STATE OF ~~ALABAMA~~ FLORIDA }
Charlotte COUNTY } 1987 APR 20 PM 2:47

I, the undersigned Francis J. ... a Notary Public in and for said County, in said State, hereby certify that Harold J. Hall, a married man whose name is signed to the foregoing conveyance, and who he 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 23rd day of January, A. D., 1987

Notary Public, State Of Florida At Large
My Commission Expires Feb. 3, 1988
Bonded By SAFECO Insurance Company of America

Jean M. ... Notary Public