

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 and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Thomas A. Runions and wife, Miriam Sue Runions

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

Mariah Hethcox, Lyda R. Cagle and Lyla Norris

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

Shelby County, Alabama to-wit:

Commence at the point of intersection of the Northerly R/W of Shelby County Highway #61 and the East line of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East; thence run Northerly along the said East line for 210.0 feet; thence turn an interior angle right of 81 degrees 20 minutes and run 129.0 feet; thence turn an interior angle right of 94 degrees 30 minutes and run 267.0 feet to a point on the Northerly R/W of the aforementioned Highway; thence turn an interior angle right of 59 degrees 10 minutes and run 132.0 feet along said R/W to the point of beginning, said parcel lies in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, Shelby County, in the Town of Wilsonville, Alabama.

Grantees' Address:
Route 1, Box 341
Wilsonville, Alabama 35186

*The above purchase price was paid by mortgages executed 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 27th day of July, 1987.

WITNESS:

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

Thomas A. Runions (Seal)
Thomas A. Runions

1987 AUG - 6 AM 11:08
1. Deed Tax (Seal) \$
2. Mtg. Tax (Seal)

Miriam Sue Runions (Seal)
Miriam Sue Runions

JUDGE OF PROBATE
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas A. Runions and wife, Miriam Sue Runions 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 27 day of July A. D., 1987

William R. Justice
Notary Public.

