

This instrument was prepared by

(Name) J. Michael Joiner

(Address) P.O. Box 1012, Alabaster, AL 35115

Send Tax Notice To: Samuel Eugene Stagner
name
Rt. 4, Box 297 A, Montevallo,
address AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

That in consideration of Forty Five Thousand Six Hundred and no/100th DOLLARS

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

Horace Raymond Eddings, Jr. and wife Tina O. Eddings

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

Samuel Eugene Stagner and wife Vickey Marie Stagner

(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 located in the NE 1/4 of the SE 1/4 of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 2, Township 22 South, Range 4 West and run North 89 degrees 48 minutes 13 seconds East along the North boundary of said 1/4-1/4 section 414.56 feet; thence run South 38 degrees 51 minutes 32 seconds West 881.89 feet to a point on the Northwest right of way of Shelby County Highway No. 54; said point being the point of beginning of this description; thence continue along said right of way South 47 degrees 35 minutes 24 seconds West 163.11 feet; thence run North 40 degrees 11 minutes 05 seconds West 180.27 feet; thence run North 52 degrees 26 minutes 15 seconds East 139.46 feet; thence run South 48 degrees 13 minutes 36 seconds East 169.22 feet to the point of beginning. Situated in Shelby County, Alabama.

The Grantees address is: Route 4, Box 297 A, Montevallo, AL 35115

Mineral and mining rights excepted.

Subject to easements, taxes and restrictions of record.

\$45,600.00 of the above referenced purchase price has been paid by a mortgage loan closed 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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 7th

day of August, 1987

WITNESS:

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

1987 AUG 11 AM 11:18

J. Michael Joiner
JUDGE OF PROBATE, Deed Tax

2. Mtg. Tax

STATE OF ALABAMA

SHELBY COUNTY

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 3.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Horace Raymond Eddings, Jr. and wife Tina O. Eddings whose name 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 August, A. D., 1987