

SEND TAX NOTICE TO:

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Jon B. Terry

(Address) 1813 3rd Avenue, Bessemer, AL 35020

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-one Thousand (\$41,000.00) ----- DOLLARS  
(\$26,000.00 being paid pursuant to mortgage recorded this same day)

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

Graham N. Webster and Ruby Webster

(herein referred to as grantors) do grant, bargain, sell and convey unto Joseph Douglas and Betty Joyce Douglas

(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 part of Lot 2, according to decree and map in Case No. 2994 in Circuit Court of Shelby County, Alabama in Equity, Style of case being Howard et al vs. Harrison et al, which said decree and map is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 138, Pages 555-556: which party of said Lot 2 being further described as follows: Begin at the NE corner of Section 1, Township 21 South, Range 5 West, and run thence West along the North boundary of said Section 550 yards; thence South 636.78 feet, more or less, to a point on the South right-of-way line of South Shades Crest Road, and point of beginning of tract of land herein described; thence continue last described course in a Southerly direction of 693.7 feet to the SW corner of said Lot 2; thence East along the South line of said Lot 2 a distance of 412.5 feet; thence North and parallel to the West line of said lot 2 a distance of 743.50 feet, more or less, to a point on the South right-of-way line of South Shades Crest Road; thence run in a Southwesterly direction along the South right-of-way line of said road a distance of 415.0 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

Subject to the following exceptions:

1. Title to minerals along with mining rights and privileges.
2. Alabama Power Company transmission line recorded in Book 138, Page 380.
3. Any part on lands on public road.

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 OUT hand(s) and seal(s), this 21st

day of December, 1987

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
87 DEC 28 PM 1:14

STATE OF ALA. SHELBY CO.  
JEFFERSON  
JUDGE OF PROBATE

(Seal)  
1. Deed Tax (Seal) \$ 15.00  
2. Mtg. Tax (Seal)  
3. Recording Fee (Seal) 2.50  
4. Indexing Fee 1.00  
TOTAL 18.50

Graham N. Webster (Seal)  
Ruby Webster (Seal)  
RUBY WEBSTER (Seal)

I, the undersigned a Notary Public in and for said County, in said State,  
hereby certify that Graham N. Webster and Ruby Webster  
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. 21st December A. D., 1987