

1175

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

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Nineteen thousand Two Hundred and no/100----- DOLLARS
(\$19,200.00)

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

John E. Folmar, a married man

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

Richard L. Smith and Lawrence W. Shores

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

Shelby County, Alabama to-wit:

DESCRIPTION OF PROPERTY ON REVERSE SIDE

GRANTEE'S ADDRESS:

P.O. Box 129

Wilsonville, Alabama 35186

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, I have hereunto set my hands(s) and seal(s), this 15th
day of Janaury, 19 88.

WITNESS:

(Seal)

(Seal)

(Seal)

John E. Folmar (Seal)
John E. Folmar

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that John E. Folmar, a married man
whose name is signed to the foregoing conveyance, and who is 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 15th day of January, A. D., 19 88

William R. Justice
Notary Public.

A part of the West 1/2 of SEction 31, Township 20 South, Range 2 East, more particularly described as follows: From the Southeast corner of the Northeast 1/2 of the Southwest 1/2 of Section 31, Township 20 South, Range 2 East, run Northerly along the East boundary line of the Northeast 1/2 of the Southwest 1/2 of Section 31, Township 20 South, Range 2 East, for 512.64 feet to the point of beginning of the land herein described; thence continue Northerly along the East boundary line of said Northeast 1/2 of the Southwest 1/2 of said SEction 31 for 834.35 feet, more or less, to the point of intersection of the East boundary line of the Southeast 1/2 of the Northwest 1/2 of said Section 31, and the Southeast right of way line of Alabama State Highway No. 25; thence turn an angle of 142 deg. 17 min. to the left and run Southwesterly along the Southeast right of way line of said Highway for 100.00 feet; thence turn an angle of 00 deg. 12 min. to the left and continue Southwesterly along the Southeast right of way line of said Highway for 100.0 feet; thence turn an angle of 02 deg. 03 min. to the left and continue along the Southeast right of way line of said highway for 100.0 feet; thence turn an angle of 01 deg. 52 min. to the left and continue Southwesterly along the Southeast right of way line of said Highway for 100.0 feet; thence turn an angle of 03 deg. 18 min. to the left and continue along the Southeast right of way line of said Highway for 100.0 feet; thence turn an angle of 02 deg. 04 min. to the left and continue Southwesterly along the Southeast right of way line of said Highway for 100.0 feet; thence turn an angle of 02 deg. 17 min. to the left and continue along the Southeast right of way line of said Highway for 100.0 feet; thence turn an angle of 01 deg. 39 min. to the left and continue Southwesterly along the Southeast right of way line of said Alabama State Highway No. 25 for 83.93 feet; thence turn an angle of 91 deg. 49 min. to the left and run Southeasterly 445.36 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

THE PROPERTY DESCRIBED ABOVE IS NOT THE HOMESTEAD OF THE GRANTOR.

236 PM 291

Recording Fee \$
Deed Tax \$
\$
This form furnished by
HARRISON, CONWILL, HARRISON
& JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

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

88 JAN 18 PM 3:47

F. H. G. Snowden, Jr.
JUDGE OF PROBATE

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

1. Deed Tax \$ 19.50
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 25.50

TO

Return to:

100-10731-1002