

SEND TAX NOTICE TO:

(Name) Thomas E. McDonald & Sylvia B. McDonald

(Address) Route 1, Box 11A
Wilsonville, Alabama 35186

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 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 One thousand and no/100 DOLLARS
plus the execution of purchase money mortgage

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

Iva F. Moore, a widow

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

Thomas E. McDonald and wife, Sylvia B. McDonald

(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 SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27, Township 20 South, Range 1 East; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ and a fence for 741.15 feet to a fence corner and the Point of Beginning; thence continue along said fence for 360.40 feet; thence 89 deg. 55 min. 25 sec. right run 1259.14 feet to a fence; thence 88 deg. 53 min. 40 sec. right run south along last said fence for 363.78 feet to a fence corner; thence 90 deg. 18 min. 10 sec. right run Westerly along a fence for 294.87 feet to a fence; thence 62 deg. 18 min. 30 sec. right run 58.3 feet; thence 64 deg. 09 min. 40 sec. left run Westerly for 945.00 feet to the Point of Beginning. Containing 10.00 acres more or less.

BOOK 168 PAGE 735

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

88 JAN 25 PM 2:48

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 1.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.50

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 22

day of January, 19 88

WITNESS:

(Seal)

(Seal)

(Seal)

Iva F. Moore (Seal)
Iva F. Moore (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

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

hereby certify that Iva F. Moore, a widow

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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 22 day of January, A. D., 19 88.

Frank Ellis, Jr.

Frank Ellis, Jr.

Notary Public.