

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 One and no/100----- DOLLARS

and Love and Affection

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

Lucile L. McLeroy, a widow

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

Bettye Lou McLeroy Donaldson, Sidney Roy Donaldson, Jr. & Teresa David Donaldson

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

Shelby

County, Alabama to-wit:

Lot 17 Triple Springs Subdivision as shown by map recorded in the Probate Office of Shelby County, Alabama in Map Book 5, Page 34, subject to utility easement and building restriction line as shown on map of said subdivision. Subject to restrictions of Triple Springs Subdivision as recorded in Deed Book 256, Page 481 in the Probate Office of Shelby County, Alabama.

BOOK 179 PAGE 177

Deed TAX 1.00  
3.00 2.50  
4.00 2.00  
TOTAL 5.50

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 5<sup>th</sup> day of April, 19 88.

WITNESS:

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Lucile L. McLeroy (Seal)  
Lucile L. McLeroy (Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

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

hereby certify that Lucile L. McLeroy, 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 5<sup>th</sup> day of April, A. D., 19 88.

Eva D. Moore Notary Public

Form 31-A

P.O. Box 576  
Columbiana, AL  
35051