

921

Value of interest conveyed: \$ 30,000

SEND TAX NOTICE TO:

(Name) John Thomas Logan & Ellie Logan

(Address) 441 Klein Road, Harpersville, Al. 35078

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 hundred and no/100 ----- DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John Thomas Logan and wife, Ellie Logan; Mary Ann Carter and husband, William Carter

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

John Thomas Logan and wife, Ellie Logan

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

Shelby

County, Alabama to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantors herein for the purpose of identification.

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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 2

day of May, 19 88.

WITNESSES

Mary Ann Carter (Seal)
William Carter (Seal)

John Thomas Logan (Seal)
Ellie Logan (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that John Thomas Logan and wife, Ellie Logan

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.

Given under my hand and official seal this 2

day of May

A. D., 19 88

Public.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Ann Carter and husband, William Carter, whose names 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 2 day of May, 1988.

Frank G. [Signature]
Notary Public

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RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

PARCEL ONE:

The POINT OF BEGINNING being the SW corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 15, T-20-S, R-2-E, Shelby County, Alabama. Proceed North along the section line, 1320.0 feet to an iron pin marking the NE cor. of the SE $\frac{1}{4}$, Sec. 16; thence run West along the half section line, 1662.0 feet to an iron pin; thence run S-02°30'-E, 1542.06 feet to an iron pin set on the north right-of-way line of Al. Hwy. 76; thence run S-87°55'-E along said right-of-way line, 1210.53 feet to a conc. R/W marker; thence run North, 17.0 feet to a conc. R/W marker; thence run S-87°55'-E along said right-of-way, 145.25 feet to an iron pin; thence run N-2°33'-E, 194.66 feet to an iron pin; thence run S-87°55'-E, 223.78 feet to an iron pin; thence run S-2°33'-W, 194.66 feet to an iron pin set on the north right-of-way line of said highway; thence run Easterly along said right-of-way, 2303.9 feet more or less to a point on the East edge of a gravel road; thence run Northwesterly along said road, 222.12 feet to an iron pin; thence run West along the quarter-quarter line, 2235.12 feet to the POINT OF BEGINNING.

ALSO

Begin at the point of intersection of the South boundary of Al. Hwy. No. 76 right-of-way and the West boundary of Section 15, T-20-S, R-2-E, Shelby County, Alabama. Thence run East along said right-of-way line, 414.72 feet to the POINT OF BEGINNING.

Proceed South, 856.33 feet to an iron pin set on the north bank of Coosa River; thence run Southeasterly along said river bank, 323 feet more or less to a point on the section line; thence run East along the section line 720 feet more or less to a point on the waterline backed by Coosa River; thence run Northerly along said waterline, 2730 feet more or less to an iron pin set on a fence line; thence run North along said fence 353.81 feet to a point on the North right-of-way line of said Highway; thence run West along said right-of-way, 2240 feet more or less to the POINT OF BEGINNING.

The above described land contains 99.02 acres more or less and is located in the SW $\frac{1}{4}$ of Section 15, and the SE $\frac{1}{4}$ of Section 16, T-20-S, R-2-E, Shelby County, Alabama.

LESS AND EXCEPT that portion of the above described property heretofore conveyed to John Thomas Logan by deed dated September 2, 1959, recorded in Deed Book 204, page 42 in the Probate Records of Shelby County, Alabama.

PARCEL TWO:

Commence at the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 East, and run East along the North line there of 2285.75 feet; thence turn right 92 deg. 27' and run Southerly 1332.45 feet to the North line of Section 22, Township 20 South, Range 2 East; thence turn right 88 deg. 07' and run Westerly along said North line 886.37 feet to an iron marking high water on the North bank of a slough on the Coosa River and the point of beginning; thence continue along last described course 571.67 feet to an iron marking high water elevation on the Coosa River; thence run Southeasterly to the intersection of highwater elevation of said slough; thence Northeasterly along high water elevation to the point of beginning. Situated in the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 22, Township 20 South, Range 2 East, Shelby County, Alabama, containing 3.1 acres, more or less.

SIGNED FOR IDENTIFICATION:

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

88 MAY 12 PM 1:37

Thomas A. [unclear]
JUDGE OF PROBATE

John Thomas Logan, Grantor

Ellie Logan, Grantor

Mary Ann Carter, Grantor

William Carter, Grantor

1. Deed Tax \$ 30.00
2. Mtg Tax _____
3. Recording Fee 7.50
4. Indexing Fee 3.00
TOTAL 40.50