

1463

SEND TAX NOTICE TO:

(Name) Wayne B. Rasco  
111 Arlington Avenue  
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
Post Office Box 822  
(Address) Columbiana, Alabama 35051

Form 1-18 Rev. 3/82

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 Sixty-Eight Thousand and no/100-----DOLLARS

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

Billy Nelson Lathan and wife, Betty Ann Lathan

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

Wayne B. Rasco and wife, Darlene H. Rasco

(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 Northwest corner of the NE 1/4 of SE 1/4, Section 25, Township 21 South, Range 1 West; thence proceed South 89 degrees 03 minutes 30 seconds West (MB) along the North boundary of the NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4 Section 25, Township 21 South, Range 1 West for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 degrees 18 minutes to the left and proceed South 11 degrees 14 minutes 30 seconds East (MB) along the said West right of way line of Washington Street, a distance of 827.98 feet to the point of intersection of the West right-of-way line of Washington Street and the South right-of-way line of Pitts Drive; thence turn an angle of 100 degrees 18 minutes to the right and proceed South 89 degrees 03 minutes 30 seconds West (MB) along the South right-of-way line of Pitts Drive for a distance of 176.51 feet to the point of beginning of the lot herein conveyed; thence continue South 89 degrees 03 minutes 30 seconds West (MB) along the said South right-of-way line of Pitts Drive for a distance of 140.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed for a distance of 200.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed for a distance of 140.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed for a distance of 200.00 feet to the point of beginning. Said lot is lying in the NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West, in the City of Columbiana, Alabama.

The grantors hereinabove are the same parties as Billy Nelson Latham and Betty Ann Latham, grantees in that certain deed recorded in Deed Book 278, Page 112, in Probate Office of Shelby County, Alabama.

- 1. Deed Tax \$ 68.00
- 2. Mtg. Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 7.50

BOOK 205 PAGE 471

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 21st

day of September, 19 88.

WITNESS:

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 SEP 21 AM 10:07

(Seal)

Billy Nelson Lathan (Seal)  
Billy Nelson Lathan

(Seal)

Betty Ann Lathan (Seal)  
Betty Ann Lathan

(Seal)

Thomas A. Snowdon, Jr.  
JUDGE OF PROBATE

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy Nelson Lathan and wife, Betty Ann Lathan whose name is 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 21st day of September, A. D., 19 88

Mark A. Hall  
Notary Public.