

SEND TAX NOTICE TO:

(Name) DEBORAH JEANETTE WARREN

(Address) 1615 Simmsville Road
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Maryon A. Allen, Esq. *800*

(Address) 4 Office Park Circle, Suite 116, Birmingham, Alabama 35223

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

25,000.00

That in consideration of Ten and No/100th (\$10.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
THOMAS GREGORY WARREN, 1615 Simmsville Road, Alabaster, Alabama 35007

(herein referred to as grantors) do grant, bargain, sell and convey unto
THOMAS GREGORY WARREN and Daughter, DEBORAH JEANETTE WARREN
1615 Simmsville Road, Alabaster, Alabama 35007
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

Begin at the Southeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 20 South, Range 2 West, Shelby County, Alabama and run Northerly along the East side of the said $\frac{1}{4}$ - $\frac{1}{4}$ section for 305.14 feet to the point of beginning; then turn an angle of 51 degrees, 17 minutes to the right and run 105.27 feet; then turn an angle of 90 degrees, 49 minutes to the right and run 200.00 feet; then turn an angle of 90 degrees, 00 minutes to the left and run 200.00 feet; then turn an angle of 90 degrees, 00 minutes to the right and run 73.40 feet; then turn an angle of 87 degrees, 48 minutes, 30 seconds to the right and run 435.88 feet; then turn an angle of 42 degrees, 16 minutes to the right and run 75.00 feet to the Southeast corner of the said $\frac{1}{4}$ - $\frac{1}{4}$ section; then turn an angle of 92 degrees, 09 minutes to the left and run 75.4 feet; then turn an angle of 49 degrees, 50 minutes, 45 seconds to the right and run 500.27 feet; then turn an angle of 132 degrees, 46 minutes to the right and run 171.26 feet; then turn an angle of 53 degrees, 30 minutes, 30 seconds to the right and run 104.69 feet; then turn an angle of 55 degrees, 53 minutes to the left and run 202.93 feet; then turn an angle of 73 degrees, 41 minutes, 30 seconds to the left and run 38.8 feet; then turn an angle of 124 degrees, 44 minutes to the right and run 415.21 feet back to the point of beginning.

1. Deed Tax \$ 25.00
2. Mtg Tax 2.50
3. Recording Fee 2.00
4. Indexing Fee 2.00
TOTAL 29.50

Subject to all easements and restrictions of record.

This deed prepared without evidence of title examination.
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 9th

day of May

WITNESS:

Maryon A. Allen
STATE OF ALABAMA }
SHELBY COUNTY }
I CERTIFY THIS INSTRUMENT WAS FILED
89 MAY 10 PM 2:52

Thomas Gregory Warren A/K/A (Seal)
Thomas Gregory Warren (Seal)

Thomas A. [unclear] (Seal)
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA }
Adkinson COUNTY }

I, Maryon A. Allen, a Notary Public in and for said County, in said State,

hereby certify that THOMAS GREGORY WARREN
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 9th day of May A. D., 1989

Maryon A. Allen
Notary Public.
My Commission Expires February 26, 1991

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