

SEND TAX NOTICE TO:

(Name) Charles Ray Caffey and Janice Marie Caffey

(Address) P.O. Box 256 Alabaster Al. 35007

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051 *211*

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama \$15,330.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE & AFFECTION and ONE & NO/100 (\$1.00) DOLLARS

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

Beulah Mae Caffey, a widow

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

Charles Ray Caffey and wife, Janice Marie Caffey

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

Shelby County, Alabama to-wit:

A parcel of land lying in the SW $\frac{1}{4}$; SW $\frac{1}{4}$; and the SE $\frac{1}{4}$; SW $\frac{1}{4}$; Section 36; T 20 S; R 3 W, and more particularly described as follows:

Starting at the NE corner of the said SE $\frac{1}{4}$; SW $\frac{1}{4}$; Section 36; T20S; R 3 W, run Westerly along the North boundary line of said SE $\frac{1}{4}$; SW $\frac{1}{4}$ a distance of 745 feet, more or less, to the SE R/W line of the Simmsville-Alabaster Road (Shelby County Highway #11). Thence run Southwesterly along the said SE R/W of said Highway #11 a distance of 805 feet, more or less, to the Northeast R/W line of a paved, but unnamed, county road, the point of beginning. Thence run Southeasterly along the said Northeast R/W line of said unnamed road for 150.0 feet to an iron marker. Thence turn 95 deg. 33 min. right and run Southwesterly for 150.0 feet to an iron marker. Thence turn 84 deg. 27 min. right and run Northwesterly for 150.0 feet to the said Southeast R/W line of said Highway #11. Thence run Northeasterly along said R/W for 150.0 feet to the point of beginning.

Said parcel of land lies in the said SW $\frac{1}{4}$; SW $\frac{1}{4}$; and the SE $\frac{1}{4}$; SW $\frac{1}{4}$; Section 36; T 20 S, R 3 W, and contains 0.52 acres, more or less, according to survey of Lewis M. Armstrong, Registered Land Surveyor, dated 8/18/87.

Being the same property heretofore conveyed by Jim Ferguson and Alice Ferguson, to James Lawson and wife, Janie Lawson, by deed dated January 31, 1942 and recorded in Deed Book 120, page 281, office of Judge of Probate of Shelby County, Alabama.

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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, I have hereunto set my hand(s) and seal(s), this 18th

day of July, 19 89.

WITNESS:

89 JUL 19 PM 12:03
JUDGE OF PROBATE

Beulah Mae Caffey (Seal)
(Beulah Mae Caffey)

1. Deed Tax \$ 15.00 (Seal)
2. Mtg. Tax _____ (Seal)
3. Recording Fee 2.00 (Seal)
4. Indexing Fee 3.00
TOTAL \$ 21.00

STATE OF ALABAMA }
SHELBY COUNTY }

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

hereby certify that Beulah Mae Caffey 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 18th day of July, A. D., 19 89.