

*Shelby*

This instrument was prepared by

Send Tax Notice To: Randall and Damita Mathews

(Name) Martha P. Cox

name

(Address) 6295 Tyler Loop Road  
Pinson, AL 35126

963 County Road 280

address Sterrett, AL 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six thousand and no/100----- DOLLARS

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

Martha P. Cox, a single woman

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

Clyde Randall Mathews and Damita Jo (Headley) Mathews

(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 containing 0.81 acres, more or less, located in the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:

(This line eradicated by Martha Cox.) *M.C.*

Commence at the SW corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 21, T-19S, R-1E, and run East along the South line thereof 456.25 feet; thence 90°00' left and run northerly 511.38 feet to a point on the easterly right-of-way line of Shelby County Highway #51, and the point of beginning; thence 35°35'1" right and run along said right-of way line 190.73 feet; thence 51° 51'14" right and run 175.00 feet; thence 90° 00' right and run 150.00 feet; thence 90° 00' right and run 292.81 feet to the point of beginning.

(See attached diagram and legal description.)

GRANTEES' ADDRESS:

963 County Road 280  
Sterrett, AL 35147

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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 first

day of September, 19 89

WITNESS:

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

Martha P. Cox  
Martha P. Cox (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Shelby COUNTY

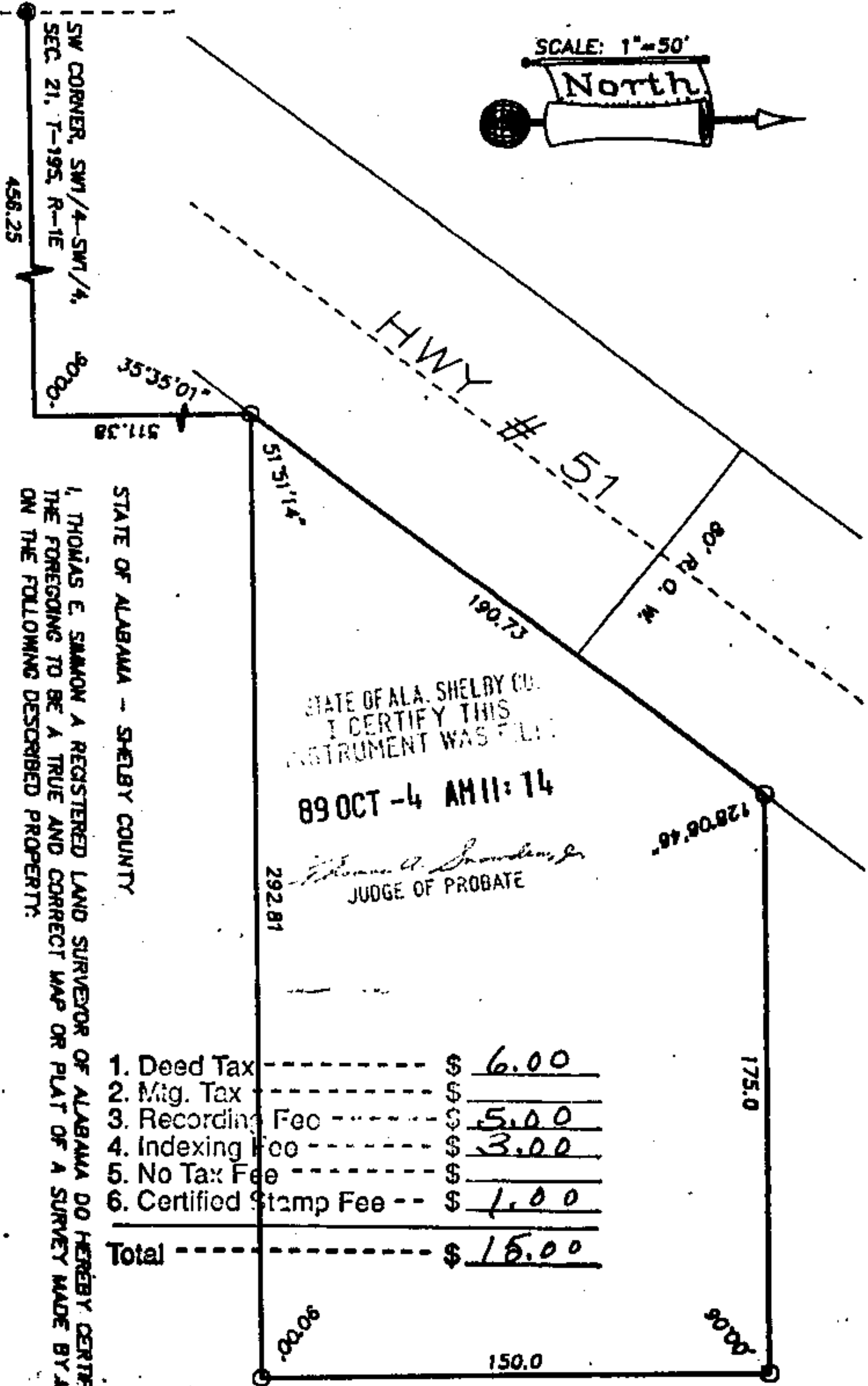
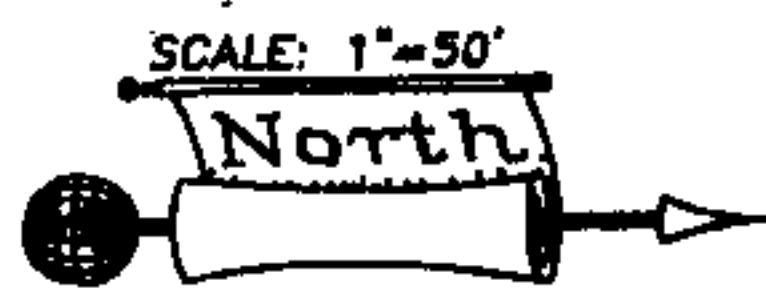
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martha P. Cox, a single woman 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 1st day of September, A. D., 19 89

D. Mathews  
963 County Rd. 280 N.W.  
Sterrett, AL 35147

Michael S. Thomas  
Notary Public



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

89 OCT -4 AM 11:14

*Thomas A. Saunders, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	-----	\$	6.00
2. Mtg. Tax	-----	\$	5.00
3. Recording Fee	-----	\$	3.00
4. Indexing Fee	-----	\$	1.00
5. No Tax Fee	-----	\$	
6. Certified Stamp Fee	-----	\$	1.00
<b>Total</b>	-----	<b>\$</b>	<b>15.00</b>

1. Deed Tax	-----	\$	6.00
2. Mtg. Tax	-----	\$	5.00
3. Recording Fee	-----	\$	3.00
4. Indexing Fee	-----	\$	1.00
5. No Tax Fee	-----	\$	
6. Certified Stamp Fee	-----	\$	1.00
<b>Total</b>	-----	<b>\$</b>	<b>15.00</b>

STATE OF ALABAMA - SHELBY COUNTY  
I, THOMAS E. SIMMONS A REGISTERED LAND SURVEYOR OF ALABAMA DO HEREBY CERTIFY  
THE FOREGOING TO BE A TRUE AND CORRECT MAP OR PLAT OF A SURVEY MADE BY ME  
ON THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SW CORNER OF THE SW 1/4 OF SECTION 21, T-19S, R-1E AND RUN EAST ALONG THE SOUTH  
LINE THEREOF 456.25 FEET; THENCE 90°00' LEFT AND RUN NORTHERLY 511.38 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-  
OF-WAY LINE OF SHELBY COUNTY HIGHWAY # 51, AND THE POINT OF BEGINNING; THENCE 35°35'01" RIGHT AND RUN ALONG SAID  
RIGHT-OF-WAY LINE 190.73 FEET; THENCE 51°51'14" RIGHT AND RUN 175.00 FEET; THENCE 90°00' RIGHT AND RUN 150.00 FEET;  
THENCE 90°00' RIGHT AND RUN 292.81 FEET TO THE POINT OF BEGINNING, CONTAINING 0.81 ACRES MORE OR LESS.

ACCORDING TO MY SURVEY THIS 8TH DAY OF AUGUST, 1989.

*Thomas E. Simmons*

THOMAS E. SIMMONS LS# 12945  
SURVEYING SERVICES  
7/87 HWY 75  
P. O. BOX 265  
PALMERDALE, AL 35123-0265

