

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

500⁰⁰

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

ONE AND NO/100-----Dollars

That in consideration of TO CREATE JOINT TENANCY, WITH RIGHT OF SURVIVORSHIP

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

Frank Heavner, a married man

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

✓ Lewis F. Heavner and wife, Lana D. Heavner

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

Shelby

County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this _____ day of September, 19 89.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Frank Heavner (Seal)
Frank Heavner

_____(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 Frank Heavner, a married man

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 _____ day of September, A. D., 19 89

Form 31-A

H. O. Lewis
Notary Public, Alabama, State at Large
My Comm. Expires 27. 1992

Notary Public.

✓ 625- Wilderness Rd.
Dexter, Al 35124

EXHIBIT "A"

Parcel No. 9, Mulberry Landing Estates, a metes and bounds parcel on Lay Lake, in Shelby County, Alabama, described as follows: Commence at the Southwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, AL, and run thence North 88 deg. 00 min. 40 sec. East along the South line of said section a distance of 1972.05 feet to a point; thence North 1 deg. 59 min. 20 sec. West a distance of 126.79 feet to the point of beginning, and being on the North bank of Lay Lake; thence North 0 deg. 37 min. 00 sec. East a distance of 554.44 feet to a point on the southerly right of way line of a 60 foot wide County Road and being in a curve to the left having a central angle of 15 deg. 55 min. 43 sec. a radius of 180.00 feet, a chord bearing North 86 deg. 31 min. 06 sec. East a chord distance of 49.88 feet, to a point on the Westerly right of way line of a 60 foot wide Alabama Power Company right of way as recorded in Deed Book 333, page 530 A of the Probate Office of Shelby County, Alabama; thence South 8 deg. 50 min. 06 sec. East along said Westerly right of way line a distance of 81.20 feet to a point; thence South 13 deg. 35 min. 06 sec. East, continuing along said Westerly right of way line of said 60 foot Alabama Power Company right of way a distance of 102.56 feet to a point; thence South 4 deg. 09 min. 54 sec. West continuing along said Westerly right of way line a distance of 111.10 feet to a point; thence South 1 deg. 09 min. 54 sec. West a distance of 320.32 feet to a point; thence South 2 deg. 54 min. 53 sec. West continuing along said Westerly right of way line a distance of 32.61 feet to a point on the North bank of said Lay Lake; thence North 41 deg. 22 min. 00 sec. West along said North bank a distance of 68.90 feet to a point; thence 41 deg. 35 min. 00 sec. West continuing along said North bank a distance of 46.03 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and Mining rights excepted.

Subject to restrictions set out in deed recorded in Real Book 219, page 421 in the Probate Office of Shelby County, Alabama.

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

89 OCT -9 AM 9:55

Thomas A. J. J. J.
JUDGE OF PROBATE

1. Deed Tax -----	\$	<u>50</u>
2. Mtg. Tax -----	\$	<u>00</u>
3. Recording Fee -----	\$	<u>5.00</u>
4. Indexing Fee -----	\$	<u>3.00</u>
5. No Tax Fee -----	\$	<u>00</u>
6. Certified Stamp Fee --	\$	<u>1.00</u>
Total -----	\$	<u>9.50</u>

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