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SEND TAX NOTICE TO:

(Name) Gary D. Kierce

(Address)

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Fifteen Thousand and no/100 (\$115,000.00)-----DOLLARS

to the undersigned grantor, Central State Bank a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Gary D. Kierce and Carolyn D. Kierce (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY COUNTY, ALABAMA, TO-WIT:

West 10 acres of the SE 1/4 of SE 1/4 of Section 8, Township 22 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commencing at the Northwest corner of the SE 1/4 of the SE 1/4 of said Section 8, and run thence East along the North boundary of said 1/4-1/4 Section 330 feet, more or less, to a point; thence Southerly and parallel with the East boundary of said 1/4-1/4 Section 1320 feet, more or less, to the South boundary of said 1/4-1/4 Section; thence Westerly along the South boundary of said 1/4-1/4 Section 330 feet, more or less, to the Southwest corner of said 1/4-1/4 Section; thence Northerly along the West boundary of said 1/4-1/4 Section 1320 feet, more or less, to the point of beginning, and also being known as the West Half of the West Half of the SE 1/4 of SE 1/4 of Section 8, Township 22 South, Range 1 West, Shelby County, Alabama. and being further and more particularly described as follows:

Commence at the Southeast corner of Section 8, Township 22 South, Range 1 West, Shelby County, Alabama, and run South 89 degrees 09 minutes 06 seconds West a distance of 993.63 feet to the point of beginning; thence run North 0 degrees 14 minutes 40 seconds West a distance of 1352.37 feet to a point on the North line of the SE 1/4 of the SE 1/4; thence South 88 degrees 53 minutes 08 seconds West a distance of 328.30 feet to the Northwest corner of said 1/4-1/4 Section; thence South 0 degrees 07 minutes 13 seconds East a distance of 1350.88 feet to the SW corner of said 1/4-1/4 Section; thence North 89 degrees 09 minutes 06 seconds East, a distance of 331.20 feet to the point of beginning. According to survey of Joe McKinley, RLS #12362, dated July 2, 1986.

\$103,500.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William M. Schroeder who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of February 19 90 CENTRAL STATE BANK

ATTEST:

William M. Schroeder

By *William M. Schroeder* its President

STATE OF ALABAMA }
COUNTY OF SHELBY }

1. Deed Tax ----- \$ 11.50
2. Mtg. Tax ----- \$
3. Recording Fee ----- \$ 2.50
4. Indexing Fee ----- \$ 3.00
5. No Tax Fee ----- \$
6. Certified Fee ----- \$ 1.00
Total ----- \$ 18.00

I, the undersigned authority State, hereby certify that William M. Schroeder

whose name as President of Central State Bank a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the

1st

day of February

19 90

Paula D. Snel

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
90 FEB - 1 PM 3:00
JUDGE OF PROBATE