

487

SEND TAX NOTICE TO:
Douglass R. Hoadley
(Name) Patricia Ann Hoadley
3455 Kildare Drive
(Address) Hoover, Alabama 35226

This instrument was prepared by

(Name) Larry R. Newman, Attorney At Law

(Address) 3021 Lorna Road, Suite 310, Birmingham, Alabama 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - METRO TITLE SERVICE, INC.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty 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,

Graham N. Webster and Ruby Webster, husband and wife
(herein referred to as grantors) do grant, bargain, sell and convey unto

Douglass R. Hoadley and wife, Patricia Ann Hoadley

(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 part of Lot 8, in Section 1, Township 21 South, Range 5 West, as recorded in Deed Book 138, Pages 555-556, in the Office of the Probate Judge, Shelby County, Alabama, more particularly described as follows:

Begin at the SW corner of said Lot 8, also being the SE corner of SW 1/4 of NW 1/4 of said Section 1, and run in a Northerly direction along the West line of said Lot 8, a distance of 1360.4 feet to a point in a road; thence turn right an angle of 65 degrees 08 minutes in a Northeasterly direction along said road centerline a distance of 363.72 feet; thence turn right an angle of 114 degrees 52 minutes in a Southerly direction a distance of 1517.6 feet, more or less, to a point on the South line of said Lot 8; thence turn right an angle of 90 degrees 45 minutes 45 seconds in a Westerly direction along the South line of said Lot 8 a distance of 330.0 feet to the point of beginning. Situated in Section 1, Township 21, Range 5 West, Shelby County, Alabama. According to the survey of James W. Elliott, Register #3009, dated April 29, 1990.

Subject to: 1. Taxes for the year 1990 and subsequent years.

2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

1. Deed Tax	\$ 66.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 3.50
4. Indexing Fee	\$ 3.00
5. N. Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 78.50

STATE OF ALABAMA
CERTIFY THIS
INSTRUMENT WAS FILED
90 JUN -7 AM 10:33
JUDGE OF PROBATE

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, We have hereunto set our hands(s) and seal(s), this 1st

day of June, 19 90

WITNESS:

(Seal)

(Seal)

(Seal)

Graham N. Webster (Seal)
Ruby Webster (Seal)
Ruby Webster (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned authority

hereby certify that Graham N. Webster and Ruby Webster, a Notary Public in and for said County, in said State, whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June, A.D., 19 90

Larry R. Newman

My commission expires: 1-2-9

Notary Public.

BOOK 294 PAGE 860