

1988

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED WITH RIGHT TO SURVIVOR

THIS DEED, made and entered into this the 27 day of March 1991, by and between SHIRLEY L. PERRINE A/K/A SHIRLEY L. TYRELL, a single person, herein called "Grantor", and LYMAN ERIC PERRINE AND WIFE, ANGELA M. PERRINE herein called "Grantees";

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars, (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has this day bargained and sold and by these presents does hereby grant, transfer and convey unto Grantees, as joint tenants with right of survivorship, a certain tract or parcel of land situated in Shelby County, Alabama, and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD unto Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Grantor covenants with Grantees, that she is lawfully seized and possessed of said property; that she has a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that she will forever warrant and defend the title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, the said Shirley L. Perrine a/k/a Shirley L. Tyrell has hereto set her signature and seal this the 27 day of March, 1991.

The full amount of the purchase price was paid from mortgage filed simultaneously.

Shirley L. Perrine AKA
SHIRLEY L. PERRINE A/K/A
SHIRLEY L. TYRELL
Shirley L. Tyrell

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public, hereby certify that SHIRLEY L. PERRINE A/K/A SHIRLEY L. TYRELL, 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 foregoing conveyance, she, executed the same voluntarily.

Given under my hand and seal this 27 day of March, 1991.

Angela Littlefield
Notary Public

My commission expires: 6/23/93

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First Title



EXHIBIT "A"

Commence at the Northeast corner of Section 36, Township 21 South, Range 1 West and run South along the East boundary line of said Section a distance of 394.5 feet; thence turn an angle to the right of 80 degrees 35 minutes and run South 80 degrees 43 minutes West a distance of 2,981.6 feet; thence turn an angle to the right of 08 degrees 46 minutes and run South 89 degrees 29 minutes West a distance of 1,368.2 feet; thence turn an angle to the right of 28 degrees 26 minutes and run North 62 degrees 05 minutes West a distance of 257.2 feet to a point; thence turn an angle of 145 degrees 19 minutes to the left and run a distance of 50.0 feet to the Southeast corner of the Alabama Power Company lot, and the point of beginning; thence continue in the same direction a distance of 248.30 feet; thence turn an angle of 90 degrees 0 minutes to the right and run a distance of 187.00 feet to the East R.O.W. line of the Columbiana-Shelby Highway; thence turn an angle of 91 degrees 48 minutes 18 seconds to the right to the tangent of a R.O.W. curve and run along said R.O.W. curve, (whose Delta Angle is 3 degrees 11 minutes 18 seconds to the left, Tangent Distance is 149.58 feet, Radius is 5374.65 feet, Length of Arc is 299.08 feet) to the Southwest corner of the Alabama Power Company lot; thence turn an angle of 106 degrees 39 minutes to the right from Tangent of said curve and run along the South line of the Alabama Power Company lot a distance of 192.70 feet to the point of beginning.

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

91 MAR 28 AM 9:46

Thomas A. Brantley, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	
2. Misc. Tax	
3. Recording Fee	5.00
4. Indexing	5.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	12.00