

SEND TAX NOTICE TO:

(Name) Christopher H. Thomas
1640 Road 39
(Address) Chelsea, AL 35043

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-13 Rev. 5/82

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-TWO THOUSAND & NO/100 (\$22,000.00) DOLLARS

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

Joyce M. Shirley, a widow

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

Christopher H. Thomas

(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 in the SE 1/4 of the SE 1/4 of Section 5, Township 20 South, Range 1 West, and in the SW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said Section 5; thence run West along the South Section line 444.28 feet; thence turn right 92 degrees 43 minutes 55 seconds and run North 355.31 feet to the point of beginning; thence continue last course 198.25 feet; thence turn right 62 degrees 36 minutes 03 seconds and run Northeast 397.11 feet to the Southwest right of way of Shelby County Highway #36; thence turn right 82 degrees 36 minutes 53 seconds and run Southeast along said right of way 262.72 feet to a point on a counter-clockwise curve on the Northwest right of way of Shelby County Highway #39, having a delta angle of 09 degrees 10 minutes 29 seconds and a radius of 995.00 feet; thence turn right 76 degrees 23 minutes 38 seconds to tangent and run along the arc of said curve 159.33 feet to the point of tangent; thence run tangent to said curve along the right of way of Highway #39 a distance of 22.90 feet; thence turn right 54 degrees 50 minutes 00 seconds and run West 394.78 feet to the point of beginning. According to survey of Amos Cory, RLS #10550, dated September 12, 1988.

The purchase price recited above was paid by mortgage executed 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 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 12

day of January 19 90

WITNESS:

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

91 JUN 10 AM 11:20

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joyce M. Shirley, a widow 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 12th day of January A.D. 19 90

Paula R. Thompson

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1	Notary Fee	1.50
2	State Tax	1.50
3	County Tax	1.50
4	Recorder's Fee	1.50
5	Notary Public	1.50
6	Notary Public	1.50
Total		7.50