

This instrument was prepared by

(Name) Mason & Fitzpatrick, P.C.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice To: John M. Metrock
name P.O. Box 36
Monteville, Alabama 35115
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY FIVE THOUSAND AND NO/100TH (\$45,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
DOROTHEA B. COLE, A WIDOW

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

JOHN M. METROCK AND WIFE, CONNIE METROCK

(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 located in the West 1/2 of the SE 1/4, Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the NE 1/4 of the SE 1/4 and run South 89 deg. 24 min. 13 sec. East along a property line fence 648.0 feet to the point of beginning; thence run North 02 deg. 12 min. 25 sec. West 1271.48 feet to the intersection of the South right of way of Shelby County Highway No. 22; thence run South 88 deg. 06 min. 27 sec. East along said right of way 338.7 feet to an axle corner; thence run South 02 deg. 12 min. 31 sec. East along a property line fence 1298.6 feet to a fence corner; thence run North 85 deg. 46 min. 35 sec. West along a property line fence 287.85 feet to a fence corner; thence run North 05 deg. 28 min. 24 sec. West along a fence line 16.6 feet to a fence corner; thence run North 89 deg. 21 min. 59 sec. West along a property line fence 50.95 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

NOTARY PUBLIC, SHELBY CO., ALA.
I CERTIFY THIS
INSTRUMENT WAS FILED

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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, I have hereunto set MY hand(s) and seal(s), this 14th day of June, 1991

WITNESS:

5.00
2.50
3.00 (Seal)
1.00 (Seal)
11.50 (Seal)
(Seal)

Dorothea B. Cole (Seal)
DOROTHEA B. COLE (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 Dorothea B. Cole, 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 14th day of June, A. D., 1991