

## State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Five Hundred Dollars &amp; no/100 - - - - - DOLLARS

to the undersigned grantor Hattie Overton, Frankie Overton and Billy Ray Overton

in hand paid by J Billy Ray Overton and wife, Peggy L. Overton

the receipt whereof is acknowledged we the said Hattie Overton, Frankie Overton and Billy Ray Overton

do hereby grant, bargain, sell and convey unto the said Billy Ray Overton and wife, Peggy L. Overton

as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY County, Alabama, to-wit:

Commence at the Southeast corner of the Northeast one-fourth of the Southeast one-fourth of Section 10, township 18 South, Range 1 East, Shelby County, Alabama; thence proceed North along the East boundary of said quarter-quarter section for a distance of 852.87 feet to a point on the Southerly right-of-way line of Alabama Highway No. 25; thence proceed Northwesterly along the Southerly right-of-way line of said highway for a distance of 889.58 feet to a concrete monument; thence continue Northwesterly along the Southerly right-of-way line of said highway for a distance of 12.37 feet; thence proceed South 0° 26' 40" West for a distance of 986.28 feet to the point of beginning. From this beginning point continue south 0° 26' 40" West for a distance of 889.68 feet; thence proceed North 89° 51' 55" East for a distance of 213.79 feet; thence proceed North 0° 08' 38" West for a distance of 891.52 feet; thence proceed South 89° 50' 24" West for a distance of 205.07 feet to the point of beginning.

Also an easement for the purpose of ingress and egress being 20 feet in width and being 10 feet in equal width on each side of the following described line; Commence at the Southeast corner of the Northeast one-fourth of the Southeast one-fourth of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed North along the East boundary of said quarter-quarter section for a distance of 852.87 feet to a point on the Southerly right-of-way line of Alabama Highway No. 25; thence proceed Northwesterly along the Southerly right-of-way line of said highway for a distance of 652.25 feet to the centerline of said easement and the point of beginning. From this beginning point proceed South 0° 08' 38" East along the centerline of said 20 foot easement for a distance of 1603.73 feet to the termination of said easement.

The above described land is located in the Northeast one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Southeast one-fourth of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama and contains 4.0 acres.

TO HAVE AND TO HOLD Unto the said Billy Ray Overton and wife Peggy L. Overton

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 and seal,

this 18th day of July, 1992

WITNESSES:

*Emory H. Under*

*Hattie Overton* (Seal.)

*Frankie Overton* (Seal.)

*Billy Ray Overton* (Seal.)

Inst # 1992-15275 (Seal.)

RE 4 Box 191

Acad. 04 35094

WARRANTY DEED  
JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

TO

State of ALABAMA

SHELBY

COUNTY

I, Evelyn H. Walker, a Notary Public in and for said County, in said State, hereby certify that Hattie Overton 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 18th day of July 19 92 .

*Evelyn H. Walker* As Notary Public  
My Commission expires August 30, 1993

State of ALABAMA

SHELBY

COUNTY

I, Evelyn H. Walker, a Notary Public in and for said County, in said State, do hereby certify that on the 18th day of July, 1992, came before me the within named Frankie Overton known to me to be the son of the within named Hattie Overton who, being examined separate and apart from the Mother touching his signature to the within conveyance, acknowledged that he signed the same of his own free will and accord, and without fear, constraints, or threats on the part of the Mother.

Given under my hand and official seal this the 18th day of July 19 92 .

*Evelyn H. Walker* As Notary Public  
My Commission expires August 30, 1993

State of ALABAMA

SHELBY COUNTY

I, Evelyn H. Walker, a Notary Public in and for said County, in said State, hereby certify that Billy Ray Overton 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of July 1992.

*Evelyn H. Walker* As Notary Public  
My Commission expires August 30, 1993

Inst # 1992-15275

07/28/1992-15275  
01:05 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 10.50