

5696

This instrument was prepared by

Send Tax Notice To: Joseph D. Dillon, II
name

(Name) Timothy A. Massey

address

(Address) 1100 E. Park Drive, Ste 301

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of Fourteen Thousand and 00/100*****DOLLARS

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

RW Roger S. Wilkins and wife Vicki Wilkins
(herein referred to as grantors) do grant, bargain, sell and convey unto

OW Joseph D. Dillon, II and Heather M. Dillon
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

See attached Exhibit "A".

Subject to 1994 taxes and thereafter.

Subject to easements, restrictions, covenants and conditions of record if any.

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04/26/1994-13566
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MJS 12.00

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 hand(s) and seal(s), this 14th
day of April, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

RW OW RW
Roger S. Wilkins
Vicki Wilkins
(Seal) (Seal) (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RW Roger S. Wilkins and wife, Vicki Wilkins whose name 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 14th day of April, A. D., 19 94

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Nov. 18, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

V.D.B.M.
Notary Public.

EXHIBIT "A"

A parcel of land situated in the SW¼ of the NE¼ of Section 32, Township 20 South, Range 4 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said SW¼ of the NE¼ of Section 32 and run South 0°04'43" East along the North line thereof for a distance of 168.23 feet to the point of beginning of the lands herein described; thence continue South 0°04'43" East along said North line for a distance of 116.84 feet; thence leave said North line and run South 70°10'59" East for a distance of 247.28 feet to a point on the Northeasterly right of way line of Bluff Ridge Road, said point being on a curve to the left having a central angle of 18°00'10" and a radius of 690.00 feet; thence run along the arc of said curve and along said Northeasterly right of way line of Bluff Ridge Road and the Northeasterly right of way line of South Shades Crest Road for a distance of 216.80 feet; thence leave said right of way line and run South 87°36'38" West for a distance of 273.55 feet to a point on the North line of said SW¼ of the NE¼, said point being the point of beginning of the herein described parcel of land.

Situated in Shelby County, Alabama.

RW JW

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