

WARRANTY DEED Joint tenants with right of survivorship

Inst # 1999-4954

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred, Nine Thousand Dollars (\$109,000.00) to the undersigned grantor, DOUGLAS JOSEPH, a married man, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged the said DOUGLAS JOSEPH does grant, bargain, sell and convey unto RICHARD E. OLIVER and ANITA D. OLIVER as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached exhibit "A"

The above described property is not the homestead of the grantor, DOUGLAS JOSEPH, a married man.

Ninety eight thousand, one hundred dollars of the above consideration is paid by a mortgage which is filed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 or more grantees 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 do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this the 3rd day of December, 1999.

WITNESS:


DOUGLAS JOSEPH

12/08/1999-49541
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
RUE CJR EE.00

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Douglas Joseph whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, 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 seal this the 3rd day of December, 1999.




Notary Public

This instrument was prepared by:
F. Wayne Keith, Attorney
400 Vestavia Parkway, Suite 250
Birmingham, Alabama 35216

Send Tax Notice to:
Richard E. Oliver
402 Bearden Lane
Chelsea, Alabama 35051

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From the SW corner of the NW ¼ of SW ¼ of Section 23, Township 20 South, Range 1 West, run thence North along the West boundary of said NW ¼ of SW ¼ a distance of 659.22 feet; thence turn 88 deg. 58 min. 35 sec. right and run 603.56 feet; thence turn 102 deg. 26 min. right and run 106.82 feet to the point of beginning of herein described parcel of land; turn 102 deg. 11 min. 10 sec. left and run 214.52 feet; thence turn 95 deg. 10 min. 35 sec. right and run 211.77 feet; thence turn 84 deg. 56 min. 30 sec. left and run 175.0 feet to a point on the West boundary of Co. Hwy. No. 47; thence turn 91 deg. 45 min. right and run 111.71 feet along said Hwy. Boundary; thence turn 77 deg. 26 min. 07 sec. right and run 416.58 feet; thence turn 102 deg. 05 min. 58 sec. right and run 360.25 feet to the point of beginning of herein described parcel of land being situated in the NW ¼ of the SW ¼ of Section 23, Township 20 South, Range 1 West in Shelby County, Alabama.

Exhibit "A"

Inst # 1999-49541

12/08/1999-49541
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 22.00