

This instrument was prepared by
Andrew M. Smith
705 Frank Nelson Building
Birmingham, Alabama 35203

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STATE OF ALABAMA

SHELBY COUNTY



19790402000038920 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/02/1979 12:00:00AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of Nine Thousand and no/100 Dollars (\$9,000.00) to the undersigned grantors, Frank A. Musso and wife, Avozenia W. Musso, in hand paid by M. W. Tate and wife, Thelma B. Tate, herein referred to as Grantees, the receipt whereof is acknowledged, we, the said Frank A. Musso and wife, Avozenia W. Musso, do hereby grant, bargain, sell and convey unto the said M. W. Tate and wife, Thelma B. Tate, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel One

A part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 19 South, Range 1 West, more particularly described as follows: Commence at the northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence run east along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 732 feet to the point of beginning; thence continue along said north line 264 feet to the center line of Highway 43; thence turn 132 deg. 36 min. right and run 389 feet along the center line of Highway 43; thence turn 137 deg. 20 min. right and run 286.87 feet to the point of beginning. There is excepted herefrom the right-of-way for Highway No. 43.

This is the surveyed description of the property conveyed to the Grantors on September 7, 1974, as shown by Deed Book 289, page 711, in the Probate Office of Shelby County, Alabama.

Parcel Two

Starting at Northwest corner of Section 12, Township 19, Range One West, running East along Section line 557 feet to point of beginning; thence South 35° West of North 290 feet, thence North 231 feet to section line, thence West 175 feet to point of beginning, containing $\frac{3}{4}$ of acre, more or less. This land situated in Shelby County.

This is the description of the property conveyed to Grantors on September 20, 1975, as shown in Deed Book 294, page 644, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said M. W. Tate and wife, Thelma B. Tate, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this

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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 7th day of February, 1979.

Frank A. Musso (Seal)
Frank A. Musso

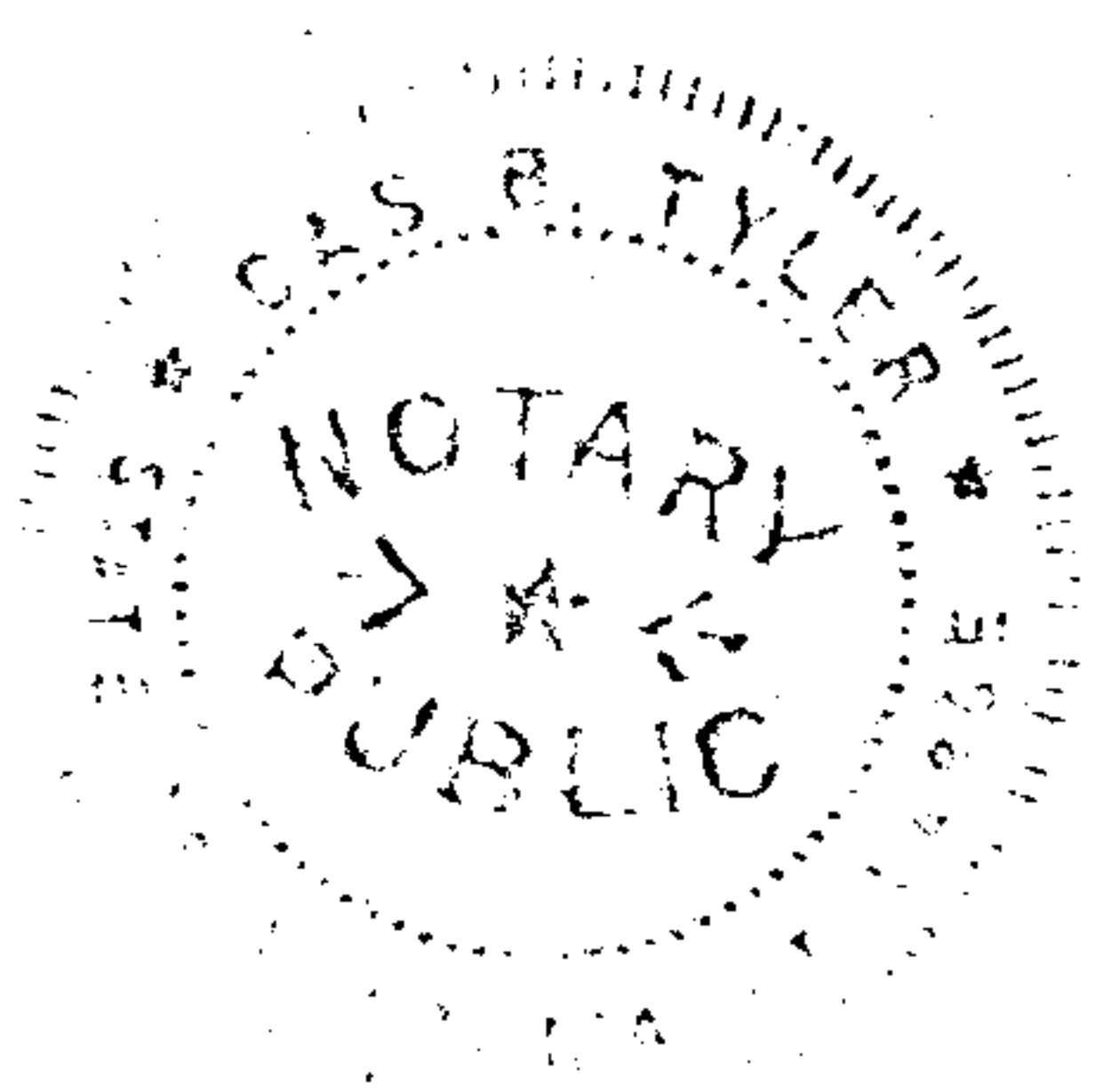
Avozenia W. Musso (Seal)
Avozenia W. Musso

STATE OF ALABAMA
JEFFERSON COUNTY

I, Cas B. Tyler, a Notary Public in and for said County, in said State, hereby certify that Frank A. Musso and wife, Avozenia W. Musso, whose names 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of February, 1979.

Cas B. Tyler
Notary Public



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