

State of Alabama

Shelby

County

Know All Men By These Presents.

That in consideration of One Dollar and other consideration

DOLLARS

to the undersigned grantor E. J. Abbott and wife, Jewel F. Abbott

in hand paid by Ronald Edson Abbott and wife, Mary Sue Abbott

the receipt whereof is acknowledged them the said

do E. J. Abbott and wife Jewel F. Abbott grant, bargain, sell and convey unto the said

Ronald Edson Abbott and wife, Mary Sue Abbott

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

Shelby

County, Alabama, to-wit:

Commence at the Southwest corner of thw SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed East along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 1,540.7 feet to a point that is 30 feet at right angles from the center of the Chancellors Ferry Road; thence turn an angle 121 deg. 33' to the left and procee North 32 deg. 27' West along the Western boundary of said road for a distance of 883.43 feet; thence turn an angle of 99 deg. 20' to the left and proceed South 48 deg. 13' West for a distance of 152 feet to a point; from this point continue South 48 deg. 13' West for a distance of 150 feet; thence turn an angle of 97 deg. 47' to the right and proceed North 34 deg. 00' West for a distance of 261.2 feet; thence turn an angle of 69 deg. 44' to the right and proceed North 35 deg. 44' East for a distance of 150 feet; thence turn to the left and run in a Northwesterly direction parallel to the Southern boundary of U. S. Highway No. 280 a distance of 280 feet to a point; thence continue in the same direction a distance of 90 feet to point of beginning of lot being conveyed, which said point is the Northwestern corner of lot deeded to grantors on April 28, 1972, by deed recorded in Deed Book 274, page 74 in the Probate Records of Shelby County, Alabama; from this point of beginning run thence Northwesterly parallel to the southern boundary of U. S. Highway 280 for a distance of 90 feet to a point; thence turn left and run southwesterly perpendicular to the southern right-of-way line of U. S. Highway No. 280 a distance of 150 feet to a point; thence turn to the left and run southeasterly parallel with the southern boundary of U. S. Highway No. 280 a distance of 90 feet to a point, which said point is the southwestern corner of the aforesaid lot previously deeded to grantors on April 28, 1972; thence turn to the left and run in a Northeasterly direction perpendicular to the southern boundary of U. S. Highway 280 and along the western boundary of grantors present lot a distance of 150 feet to point of beginning.

Ronald Edson Abbott and wife, Mary Sue Abbott 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 us 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 5th day of November, 1980

WITNESSES:

E. J. Abbott (Seal.)

Jewel F. Abbott (Seal.)

(Seal.)

(Seal.)

Ronald Edson Abbott
P.O. Box 148
Harper, Ala. 35078

E. J. ABBOTT AND WIFE,
JEWEL F. ABBOTT

TO

RONALD EDSON ABBOTT AND WIFE,
MARY SUE ABBOTT

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.

19801110000127500 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
11/10/1980 00:00:00 FILED/CERTIFIED

State of ALABAMA

SHELBY

COUNTY

I, Edgar M. Finn, a Notary Public in and for said County, in said State,
hereby certify that E. J. Abbott
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 5th day of November 19 80

Edgar M. Finn As Notary Public

329 PAGE 668
State of ALABAMA
SHELBY COUNTY

I, Edgar M. Finn, a Notary Public in and for said County, in said State,
do hereby certify that on the 5th day of November 19 80, came before me
the within named Jewel F. Abbott is known to me
to be the wife of the within named E. J. Abbott who, being examined
separate and apart from the husband touching her signature to the within conveyance, acknowledged that
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of
the husband.

Given under my hand and official seal this the 5th day of November 1980

Edgar M. Finn As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

1980 NOV 10 AM 8:16

Deed tax 50
Rec. 300
Inv. 1.00
450