

This instrument was prepared by

(Name) HARRISON, CONWILL, HARRISON & JUSTICE

(Address) P.O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS
and love and affection

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

Helen Mae Nicholson, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Lillie Ann Fancher and James D. Smith, Jr.

(herein referred to as GRANTEES) as joint tenants with right of survivorship, all my undivided interest in and to the following described real estate situated in _____

SHELBY

County, Alabama to-wit:

A parcel of land lying in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 4, Township 22 South, Range 3 West and more particularly described as follows:
Starting at a point 40 feet North of the Southwest corner of said SW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 4 Township 22 South, Range 3 West which point is also at the intersection of the West boundary line of said Section 4 and the North R/W line of Shelby County Highway #22, run Easterly along the said North R/W line of said Highway #22 a distance of 160.0 feet to an iron marker, the point of beginning; thence continue along the same line a distance of 190.0 feet to an iron marker; thence run Northerly along a line that is parallel to the said boundary line of said Section 4 a distance of 70.0 feet; thence run Easterly along a line that is parallel to the said North R/W line of said Highway #22 a distance of 70.0 feet to an iron marker, thence run Northerly parallel to the said West boundary line of said Section 4 a distance of 310.0 feet to an iron marker; thence run Westerly parallel to the said North R/W line of said Highway #22 a distance of 210.0 feet to an iron marker; thence run Southerly parallel to the said West boundary line of said Section 4 a distance of 210.0 feet to an iron marker; thence run Westerly parallel to the said North R/W line of said Highway #22 a distance of 50.0 feet to an iron marker; thence run Southerly parallel to the said West boundary line of said Section 4 a distance of 170.0 feet to the point of beginning. Said parcel of land lies in the said SW $\frac{1}{4}$; NW $\frac{1}{4}$; of Section 4, Township 22 South, Range 3 West and contains 2.0 acres more or less.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, _____ have hereunto set _____ hand(s) and seal(s), this _____

day of _____, 19____.

WITNESS:

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

1982 AUG -5 AM 10:07

Deed to 50
Rec. 150
(Seal) 100
(Seal) 300

Helen Mae Nicholson (Seal)
Helen Mae Nicholson

(Seal)

(Seal)

STATE OF ALABAMA
NOTARY PUBLIC

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Helen Mae Nicholson, a widow 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 30th day of _____