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(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Vernon N. Schmitt, Attorney at Law

(Address) P.O. Box 521 Leeds, Alabama 35094



19830104000001010 Pg 1/2 .00  
Shelby Cnty Judge of Probate, AL  
01/04/1983 00:00:00 FILED/CERTIFIED

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100-- (\$1.00) DOLLARS  
and other good and valuable consideration  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Margie Carr and husband, Douglas Carr

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

✓ Paul Northcutt and wife, Betty Northcutt

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A parcel of land situated in the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, said property is more particularly described as follows: Commence at the NE corner of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a westerly direction along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 186.26 feet to a point; thence deflect 54° 21' 10" and run to the left in a southwesterly direction a distance of 395.52 feet to the point of beginning of the herein described parcel, also being on the westerly right-of-way line of Shelby County Highway #50; thence deflect 2° 55' 30" and run to the right in a southwesterly direction and along the westerly right-of-way line of said County Highway a distance of 31.21 feet to a point; thence turn an interior angle of 178° 20' 30" and run to the right in a southwesterly direction and along the westerly right-of-way line of said County Highway a distance of 109.84 feet to a point; thence turn an interior angle of 96° 03' 50" and run to the right in a northwesterly direction a distance of 207.05 feet to a point; thence turn an interior angle of 265° 31' 20" and run to the left in a southwesterly direction a distance of 90.17 feet to a point; thence turn an interior angle of 100° 06' 00" and run to the right and in a northwesterly direction a distance of 210.00 feet to a point; thence turn an interior angle of 79° 54' 00" and run to the right in a northeasterly direction a distance of 210.00 feet to a point; thence turn an interior angle of 100° 06' 00" and run to the right in a southeasterly direction a distance of 210.00 feet to a point; thence turn an interior angle of 180° 00' 30" and run to the left in a southeasterly direction a distance of 212.74 feet to the point of beginning of the herein described parcel, containing 1.61 acres more or less.

(CONTINUED ON REVERSE HEREOF)

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 4<sup>th</sup> January day of 19 83.

WITNESS:

\_\_\_\_\_  
(Seal)

Margie Carr  
MARGIE CARR (Seal)

\_\_\_\_\_  
(Seal)

Douglas Carr  
DOUGLAS CARR (Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Margie Carr and husband, Douglas Carr 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of January A.D., 19 83.

At 1 Box - 169

Shelby County, Ala. 35176

Vernon N. Schmitt

Notary Public.

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The Grantees herein suffered a loss of previous conveyances (some of which were not recorded) to subject property by reason of a fire. The purpose of this deed from the Grantors is to consolidate all previous conveyances from Grantors to Grantees and to further correct erroneous descriptions in said conveyances.

19830104000001010 Pg 2/2 .00  
Shelby Cnty Judge of Probate, AL  
01/04/1983 00:00:00 FILED/CERTIFIED

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

1983 JAN -4 PM 12: 02

*Thomas A. Snowdon, Jr.*  
JUDGE OF PROBATE

*Seed tax 200*  
*Rec. 300*  
*Ind. 100*  
*600*

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NOV 1983

RETURN TO

MARGIE CARR and husband,

DOUGLAS CARR

TO

PAUL NORTHCUIT and wife,

BETTY NORTHCUIT

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FROM  
LAWYERS TITLE INSURANCE CO. INC.

Title Insurance  
BIRMINGHAM, ALA.