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This instrument was prepared by

(Name) Patsy H. Morris

(Address) 3201 Lorna Rd, Bham, Al 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty nine thousand five hundred and no/100 DOLLARS

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

Raymond J. Curran

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

Jerome Keith Marbury

(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 portion of the NW 1/4 of the

SE 1/4 of Section 1, Township 20 South, Range 1 West, more particularly described as follows begin at the SW corner of the said Quarter-Quarter and run Northerly along the West side of the said Quarter-Quarter for 585.37 feet to the point of beginning, then continue in the same direction for 468.00 feet, then turn an angle of 88 deg. 33 min. to the right and run 980.0 feet, then turn an angle of 91 deg. 27 min. to the right and run 213.41 feet, then turn an angle of 31 deg. 52 min. 30 sec. to the right and run 193.44 feet, then turn an angle of 26 deg. 05 min to the left and run 395.59 feet, then turn an angle of 82 deg. 44 min to the right and run 302.65 feet, then turn an angle of 157 deg. 00 min. to the right and run 104.11 feet, then turn an angle of 62 deg. 10 min. to the left and run 127.00 feet, then turn an angle of 9 deg. 12 min. to the right and run 136.77 feet, then turn an angle of 104 deg. 02. min. to the left and turn 667.6 feet, back to the point of beginning.

There is excepted a right of way for easement and right of way for Highway # 447.

Also a non exclusive easement for ingress and egress over a parcel of land particularly described as followings: From the Northeast corner of the NW 1/4 of the SE 1/4 of

Section 1, Township 20 South Range 1 West, run Southerly along the East boundary, line of said 1/4-1/4 section for 713.48 feet to point of beginning of a 20 Foot strip of land, thence continue southerly along last said course 354.52 feet, along the east side of said 20 Foot strip of land; thence turn an angle of 88 deg. 48 min. to the right then run Westerly along the south side of a 20 foot strip of land to the east boundary line of Shelby County Highway #447. The above described land providing an easement 20 feet in width for the purpose of a roadway for ingress and egress.

Being situation in Shelby County Alabama. Continued on back.....

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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29th day of March, 19 83

WITNESS:

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

Raymond J. Curran  
Raymond J. Curran

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, James A. Tucker Jr., a Notary Public in and for said County, in said State hereby certify that Raymond J. Curran A Single MALE 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 29th day of March, A. D., 19 83

Form 31-A

**1st Southern Federal Savings**

PO BOX 16577 BIRMINGHAM ALA 35216

James A. Tucker Jr.  
Notary Public

Subject to Transmission line Permit to Alabama Power Company by instrument recorded in Deed Book 167 Page 399 and Deed Book 277 page 700 in Probate Office.

Subject to Right of way granted to South Central Bell by instrument recorded in Deed Book 312 Page 459 in Probate Office.

Subject to Easement to public by instrument recorded in Deed Book 294 Page 64 in Probate Office.

\$56,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

28-710  
Return to:

TO

**WARRANTY DEED**  
JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP

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

1983 APR -4 AM 8:51

*See My 429-220*

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

*Deed Tax 3.00*  
*Rec 3.00*  
*Ind 1.00*  
7.00

Recording Fee \$  
Deed Tax \$

THIS FORM FROM

**LAND TITLE COMPANY OF ALABAMA**

317 NORTH 20th STREET

BIRMINGHAM, ALABAMA 35203

BOOK 346 PAGE 85

