



This instrument was prepared by

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100----- DOLLARS

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

(herein referred to as grantors) do grant, bargain, sell and convey unto
Jim Birdsong and Judy A. Birdsong

(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 lot or parcel of land lying and being situated in the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 3, Township 24 North, Range 13 East, Shelby County, Alabama, described more particularly as follows: From the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section, run South 06 deg. 40 min. East for 406 feet to a point on the Southerly right-of-way line of a paved street; thence run along said street right-of-way line South 56 deg. 55 min. East for 415.6 feet to the point of beginning of subject parcel of land; from said point thus established, continue along said road right-of-way line South 56 deg. 55 min. East for 208 feet; run thence South 04 deg. 25 min. East for 352 feet; thence run North 85 deg. 35 min. East for 208 feet; run thence North 01 deg. 06 min. West for 307.3 feet; thence run North 20 deg. 56 min. West for 152 feet, and back to the point of beginning, and containing two (2) acres, more or less.

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BOOK \$28,500.00 of the above-recited purchase price was paid from a Mortgage Loan closed simultaneously herewith.

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, 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 4th day of April, 19 83.

WITNESS:

Deed TAX / STATE OF ALA. SHELBY CO.
Rec 1.50 - CERTIFY THIS
Inst 1.00 - INSTRUMENT WAS FILED
4.00 1983 APR -5 PM 1:48
see H29-354
See J. J. ...

Minnie B. Alverson
Minnie Alverson
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Minnie Alverson, 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 4th day of April, 19 83.

Carlene R. Hadaway
Notary Public

Courtney H. Mason