

1248

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1-5 Rev. 8/82

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 (\$5,000.00) DOLLARS
and the execution of two purchase money mortgages recorded simultaneously herewith
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Eddie Joseph Jones and wife, Betty B. Jones, and
Mildred V. Jones, a single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Alex F. Bailey and Brenda C. Bailey

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

Shelby County, Alabama to-wit:

Commence at the Southeast corner of Section 11, Township 20 South, Range 1 West; thence run North along the East line of said Section 11, a distance of 283.79 feet to the point of beginning; thence continue in the same direction a distance of 653.42 feet; thence turn an angle of 91 deg. 30 min. 15 sec. to the left and run a distance of 333.25 feet; thence turn an angle of 88 deg. 30 min. 27 sec. to the left and run a distance of 653.42 feet; thence turn an angle of 91 deg. 29 min. 33 sec. to the left and run a distance of 333.12 feet to the point of beginning. Situated in the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 11, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama. According to survey of Frank W. Wheeler, Reg. No. 3385, dated April 5, 1983.

Subject to taxes for 1983 and subsequent years.

Subject to rights of way, easements, permits and roadways of record or in evidence through use.

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 12 th

day of April, 19 83.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

INSTRUMENT WAS FILED

1983 APR 25 PM 12:31

STATE OF ALABAMA

SHELBY

JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Eddie Joseph Jones and wife, Betty B. Jones and Mildred V. Jones, a single woman 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 12 th day of April, A.D., 19 83

Jack A

Mike T. Atchison

Notary Public.

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