

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

616

(Name) Frank K. Bynum

(Address) 2100 - Sixteenth Avenue South, Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar And Other Good And Valuable Considerations DOLLARS

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

Ellis P. Bynum, a married woman,

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

James W. Dewberry, Jr. and Sallie L. Dewberry

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

Shelby

County, Alabama to-wit:

All of that part of the NE 1/4 of SW 1/4 of Section 30, Township 18S, Range 1W, which lies south and east of center line of public county road, said property being more particularly described as follows:

Begin at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 30; Township 18 South; Range 1 West and run West along Quarter line for a distance of 860.67 feet; thence turn an angle to the right 122° 59' and turn an angle to the right 5° 57' and run along center line of county road a distance of 196.67 feet; thence turn an angle to the right of 5° 23' and run along center line of county road a distance of 88.40 feet; thence turn an angle to the left 22° 16' and run along center line of county road a distance of 164.00 feet; thence turn an angle to the right 7° 38' and run along center line of county road a distance of 165.60 feet; thence turn an angle to the right 7° 52' and run along center line of county road a distance of 98.40 feet; thence turn an angle to the right 10° 42' and run along center line of county road a distance of 122.48 feet; thence turn an angle to the right 19° 27' and run along center line of county road a distance of 38.40 feet; thence turn an angle to the right 27° 16' and run along center line of county road a distance of 37.65 feet; thence turn an angle to the right 9° 10' and run along center line of county road a distance of 130.93 feet; thence turn an angle to the right 40° 29' and run south along quarter line a distance of 30.3 feet to a 2" capped iron pipe; continue south along quarter line for a distance of 836.6 feet to the point of beginning.

(SEE EXHIBIT "A" FOR BALANCE OF LEGAL ON REVERSE SIDE)

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, I have hereunto set my hand(s) and seal(s), this 20th

day of April, 1983

WITNESS:

(Seal)

Ellis P. Bynum (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ellis P. Bynum, a married woman, 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 20th day of April, A.D. 1983

EXHIBIT "A"

Subject to existing easements, restrictions, building setback lines, rights of way, limitations, if any, of record.

The herein described property is not nor never has been the homestead of the undersigned grantor.

Exhibit "A" is a part of that legal description on Warranty Deed dated April 20, 1983, with Ellis P. Bynum, a married woman (grantor) and James W. Dewberry, Jr. and Sallie L. Dewberry (grantees).

\$40,000.00 of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.

BOOK 347 PAGE 176

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

1983 MAY 16 AM 8:22

Thomas P. Shewell, Jr.
JUDGE OF PROBATE

Deed TAX 50.00
Rec 3.00
Ind 1.00
54.00

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
ALABAMA TITLE CO., INC.
BIRMINGHAM, ALABAMA