



This instrument was prepared by

(Name) Harrison, Conwill, Harrison & Justice

Attorneys at Law

(Address) Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 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,

Sadie Bolton, a widow

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

James E. Campbell and Jeanette Campbell

(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 situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 21 South, Range 2 East and located in the Town of Wilsonville, Alabama, in the County of Shelby, described as follows: Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 6, and thence run North along the West line of said Section a distance of 110.90 feet to the centerline of the Southern Railroad; thence turn an angle of 65 deg. 25 min. to the right and run along the centerline of said railroad a distance of 572.16 feet; thence turn an angle of 85 deg. 26 min. to the left and run a distance of 50.0 feet to the North R.O.W. line of the Southern Railroad and the point of beginning; thence continue in the same direction a distance of 283.20 feet; thence turn an angle of 87 deg. 58 min. to the left and run a distance of 32.70 feet to the centerline of a ditch; thence turn an angle of 63 deg. 50 min. to the left and run along the centerline of said ditch a distance of 340.18 feet to the North R.O.W. line of the Southern Railroad; thence turn an angle of 122 deg. 46 min. to the left and run along the North R.O.W. line of the Southern Railroad a distance of 194.00 feet to the point of beginning.

EXCEPT easement conveyed to Town of Wilsonville, as shown by deed recorded in Deed Book 203, Page 330 in the Probate Office of Shelby County, Alabama.

ALSO, commencing at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 21 South, Range 2 East; run thence North 30 deg. 10 min. West 179 feet to an iron pin at the Northwest corner of the depot lot in the Town of Wilsonville, Alabama; run thence North 60 deg. East 183 feet to the Northeast corner of the depot lot which is the point of be-

SEE REVERSE SIDE FOR REMAINDER OF DESCRIPTION

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 all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 11th day of May, 19 83.

WITNESS:

(Seal)

(Seal)

(Seal)

Sadie Bolton
Sadie Bolton (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 Sadie Bolton, 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 11th day of May, A. D., 19 83.

E. D. Mearns
Notary Public.

ginning of the lot herein conveyed; turn thence an angle of 90 deg. to the right and run 44.9 feet; turn thence an angle of 90 deg. to the left and run along the North boundary of the right-of-way of the Southern Railroad 230.4 feet to an iron stake on the bank of a ditch which is the East prong of a ditch emptying into a culvert near this point; turn thence an angle of 56 deg. 20 min. to the left and run along said ditch 335 feet to an iron stake; turn thence an angle of 119 deg. 36 min. to the left and run 190 feet to State Highway No. 25; turn thence an angle of 34 deg. 49 min. to the left and run along the boundary of State Highway 232.7 feet; run thence South 16 deg. 12 min. East 148.36 feet to point of beginning.

EXCEPT the following described lot conveyed by Gertrude Taylor and husband, W. T. Taylor, Jr. to Dewey F. Bolton by deed of May 16, 1938, which is recorded in the Office of Judge of Probate for Shelby County, Alabama, in Deed Book 96, at Page 412, which said lot is described as follows: Commencing at the Northwest corner of the gin house, known as Taylor Gin House, which corner is marked by a concrete foundation, and run thence North of West a distance of 44.5 feet to an iron stob and the corner of the lot hereinafter described and conveyed; run thence 65 deg. North of West a distance of 75 feet, more or less, to the South margin of the highway; run thence in a Northwesterly direction along and with the Southeastern margin of said highway right-of-way a distance of 85 feet to an iron stob; run thence 65 deg. East of North a distance of 66 feet to an iron stob; run thence 40 deg. West of North a distance of 85 feet, more or less, to the point of beginning, as aforesaid.

Grantor, Sadie Bolton, is the widow of Dewey F. Bolton, deceased, who died on or about November 22, 1982.

GRANTOR'S ADDRESS:

P. O. Box C
Wilsonville, Alabama 35186

GRANTEE'S ADDRESS:

P. O. Box 236
Wilsonville, Alabama 35186

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Trust Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mountain Valley Title Insurance Company

STATE OF ALA. SHELBY CO. *Deed tax .50*
I CERTIFY THIS
DOCUMENT WAS FILED *Ref. 3.00*
Ind 1.00
1983 MAY 31 PM 2:07 *4.50*

Thomas A. Shandling, Jr.
JUDGE OF PROBATE

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

TO

Return to: