

This instrument was prepared by

(Name) _____ Prepared By
WILLIAM D. LATHAM
(Address) _____ Attorney at Law
P. O. BOX 1319
CLANTON, AL 35045



1208

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby _____ COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand ----- DOLLARS
and execution of purchase money mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Thomas J. Pratt and wife, Betty T. Pratt

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

✓ J. T. Grimes and wife, Mildred Grimes

(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 parcel of land lying and being situated in the NE 1/4 of NW 1/4, Section 24, Township 22 South, Range 1 East, Shelby County, Alabama described as follows: From the NW corner of said quarter-quarter section run S along the quarter-quarter line 887.3 feet to an iron pin; thence deflect left 90° for 168 feet to an iron pin; thence deflect right 90° for 80.6 feet to the S post of a chain link fence gate, and the beginning point of subject lot; from said point thus established, continue said course 200.1 feet to an iron pipe on the shore line of Lay Lake; thence run along the meander of said shore line Easterly 239.8 feet to an iron pipe; thence run N 69°10'W 223.7 feet and back to the beginning point, and containing one-half acre, more or less.

Also the following described easement for a driveway: From the point of beginning of the lot described above and hereon, run S 60°10'E 89 feet; thence run Northwesterly to a point on a fence, said point being the N post of a chain link fence gate being located 16 feet N of the beginning point; thence run S 16 feet to the beginning point.

The preparer of this document has not
examined title to the property described herein
and makes no certification as to title.

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, we have hereunto set our hand(s) and seal(s), this 19

day of August, 1983.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)
Betty T. Pratt
(Seal)
Thomas J. Pratt
(Seal)

STATE OF ALABAMA

Chilton _____ COUNTY

General Acknowledgment

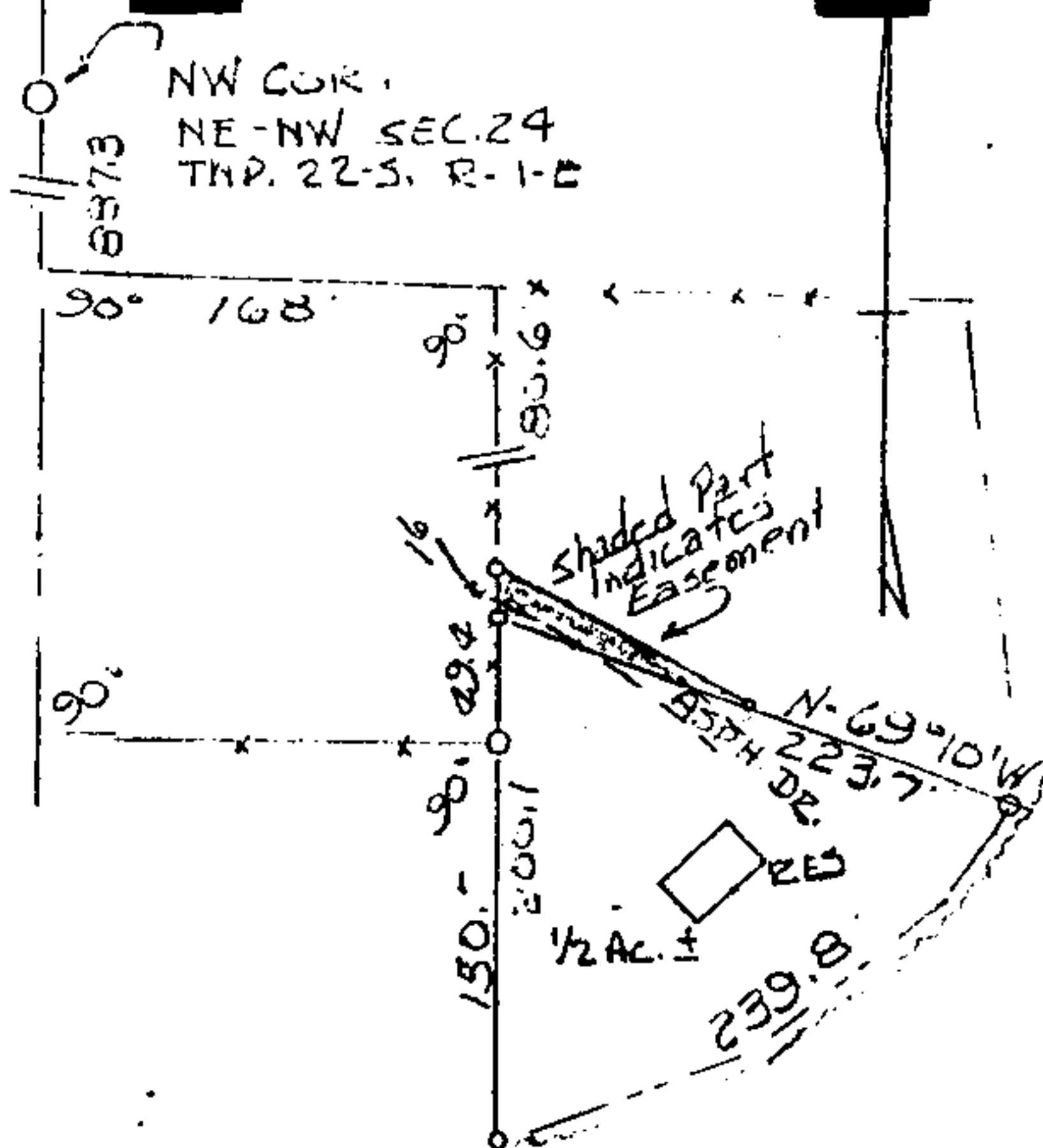
I, Billie G. Strickland, a Notary Public in and for said County, in said State,
hereby certify that Thomas J. Pratt and wife, Betty T. Pratt
whose name s are _____ signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 19 day of August, A. D. 19 83

Form 31-A

Billie G. Strickland
Notary Public.

2585 Old Hwy
Bessemer, AL 35020



Description: A parcel of land lying and being situated in the NE-1/4, Sec. 24, Twp. 22-S, R-1-E Shelby County, Alabama, described as follows: From the NW corner of said 1/4-1/4 section run South along the 1/4-1/4 line 832.3 feet to an iron pin; thence deflect left 90 degrees for 168 feet to an iron pin; thence deflect right 90 degrees for 80.6 feet to the south post of a chain link fence gate, and the beginning point of subject lot; from said point thus established, continue said course 200.1 feet to an iron pipe on the shore line of Lay Lake; thence run along the meander of said shore line easterly 239.8 feet to an iron pipe; thence run N-69°-10'W 223.7 feet, and back to the beginning point, and containing one-half an acre, more or less.

Description of Easement: From the point of beginning of the lot described above and hereon, run S-60°-10'E 89 feet; thence run northwesterly to a point on a fence, said point being the north post of a chain line fence gate being located 16 feet north of the beginning point; thence run South 16 feet to the beginning point.

NOTES

Points of reference taken from a previous survey by James Ray, PE and LS, a copy of which is made a part hereof.

Subject lot contains one-1 story dwelling.

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

1983 AUG 24 AM 11:13

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed TAX 10.00
Rec 3.00
Jud 1.00
14.00

State of Alabama

County of Chilton

I hereby certify that the foregoing is a true and correct map or plat of the land shown hereon, and that the same was prepared under my supervision and control, this the 17 day of August, 1983.

R. B. Perry
R. B. Perry, PE & LS
Ala. Reg. No. 296
Office: 403 2nd Ave., Clanton, Al. 35045
Ph. 755-4532

Field Crew: R. Seales
G. Seales
K. Wilson

