

244
WARRANTY DEED

17,000⁰⁰

JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This Instrument Prepared By:

Frank K. Bynum, Attorney
2100 16th Avenue South
Birmingham, Alabama 35205

Send Tax Notice To:

Don L. Rollins
666 - Denniston Lane
Adamsville, Al.
35005

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable considerations, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James W. Dewberry, Jr. and wife, Sallie L. Dewberry, (herein referred to as grantors), do grant, bargain, sell and convey unto Don L. Rollins and wife, Mary Rollins (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the Northeast $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the southeast corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 30, Township 18 South, Range 1 West, run north along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 375 feet; thence turn an angle to the left of 90° and run in a westerly direction for a distance of 345.38 feet to the point of beginning; thence turn an angle to the left of $62^{\circ}44'43''$ and run in a southwesterly direction for a distance of 23 feet; thence turn an angle to the right of 90° and run in a northwesterly direction for a distance of 212.00 feet to the center line of a County Road; thence turn an angle to the right of $102^{\circ}15'10''$ and run in a northeasterly direction along the center line of said County Road for a distance of 16.61 feet; thence turn an angle to the right of $50^{\circ}23'$ and run in a northeasterly direction along the centerline of said County Road for a distance of 88.40 feet; thence turn an angle to the left of $22^{\circ}16'$ and run in a northeasterly direction along the centerline of said County Road for a distance of 164.00 feet; thence turn an angle to the right of $70^{\circ}38'$ and run in a northeasterly direction along the centerline of said County Road for a distance of 165.60 feet; thence turn an angle to the right of $70^{\circ}52'$ and run in a northeasterly direction along the centerline of said County Road for a distance of 98.40 feet; thence turn an angle to the right of $100^{\circ}42'$ and run in a northeasterly direction along the centerline of said County Road for a distance of 122.48 feet; thence turn an angle to the right of $190^{\circ}27'$ and run in a northeasterly direction along the centerline of said County Road for a distance of 38.40 feet; thence turn an angle to the right of $270^{\circ}16'$ and run in an easterly direction along the centerline of said County Road for a distance of 37.65 feet; thence turn an angle to the right of $51^{\circ}24'30''$ and run in a southeasterly direction along the centerline of said County Road for a distance of 43.65 feet; thence turn an angle to the right of $54^{\circ}04'59''$ and run in a southwesterly direction for a distance of 257.29 feet; thence turn an angle to the right of $70^{\circ}20'$ and run in a southwesterly direction for a distance of 166.74 feet; thence turn an angle to the left of $1^{\circ}06'40''$ and run in a southwesterly direction

BOOK 352 PAGE 482

Corley Moncus

for a distance of 215.60 feet, more or less, to the point of beginning containing 2.68 acres, more or less. Less and except a strip of land being 30 feet wide measured from the centerline of the existing dirt County Road.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 29th day of December, 1983.

WITNESS:

James W. Dewberry
Sallie L. Dewberry

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Dewberry and wife, Sallie L. Dewberry, 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 29th day of December A.D., 1983.

Frank H. Byrd
Notary Public

STATE OF ALABAMA, SHELBY CO.
FILED IN THIS
OFFICE OF THE CLERK

1984 JAN -6 AM 10:53

James A. Spaulding, Jr.
CLERK OF COURSE

Deed Tax 17.00
Rec. 3.00
Prod 1.00
21.00