



This instrument was prepared by
(Name) Harrison, Conwill, Harrison & Justice
Attorneys at Law
(Address) Columbiana, Alabama 35051

\$500.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred 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,

O. W. Denty and wife, Gladdie Denty

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

Michael V. Waldrop and Dena K. Waldrop

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

Shelby County, Alabama to-wit:

PARCEL I: A parcel of land situated in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows: Begin at the NE corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 21, and run in a Westerly direction for a distance of 313.17 feet to the point of beginning; thence continue in a Westerly direction for a distance of 345.0 feet; thence turn an angle of 87 deg. 02 min. 33 sec. to the left and run in a Southerly direction for a distance of 635.85 feet; thence turn an angle of 91 deg. 25 min. 35 sec. to the left and run in an Easterly direction for a distance of 335.0 feet; thence turn an angle of 87 deg. 43 min. 03 sec. to the left and run in a Northerly direction for a distance of 645.38 feet to the point of beginning; containing 5 acres, more or less.

PARCEL II: A tract of land situated in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, said tract being more particularly described as follows: Begin at the SE corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 21, and run in a Northerly direction for a distance of 208.85 feet; thence turn an angle of 93 deg. 38 min. 52 sec. to the left and run in a Westerly direction for a distance of 209.0 feet; thence turn an angle of 86 deg. 21 min. 08 sec. to the left and run in a Southerly direction for a distance of 208.85 feet; thence turn an angle of 93 deg. 38 min. 52 sec. to the left and run in an Easterly direction for a distance of 209.0 feet to the point of beginning; containing 1 acre, more or less.

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, we have hereunto set our hand(s) and seal(s), this 30th day of December, 1983

WITNESS:

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)
O. W. Denty (Seal)
Gladdie Denty (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 O. W. Denty and wife, Gladdie Denty 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 30th day of December, A. D., 1983
[Signature]
Notary Public.

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EASEMENT I: An easement for ingress and egress, and for public utilities, 15 feet wide, the Easterly line thereof being described as follows: beginning 208.85 feet North of the Southeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 19, Township 21 South, Range 2 East, Shelby County, and extending Northwardly for a distance of 447 feet, more or less, to the Southwest edge of the asphalt pavement, said pavement being 18 feet in width and lying in the center of the right-of-way of Old Bear Creek Road.

EASEMENT II: An easement for ingress and egress and for public utilities, to Parcel I, the Southerly line thereof being described as beginning at a point 209 feet West of the Northeast corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 19, Township 21 South, Range 2 East, Shelby County, Alabama, and extending in a Westerly direction for a distance of 119.17 feet to the end of said easement.

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1984 JAN -6 PM 3:55

Deed tax .50

Rec. 3.00

1.00

4.50

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

\$

This form furnished by

Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-6020

BIRMINGHAM ALABAMA 35201

AGENTS FOR

Ministry Valley Title Insurance Company

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