

983



This instrument was prepared by

(Name) William T. Harrison

(Address) P. O. Box 977

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 Twenty-One Thousand and no/100-----(\$21,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
**HOWARD DUNAWAY and POLLY V. DUNAWAY**

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

**KENNETH W. MARTIN and wife, BRENDA SUE MARTIN**

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

Shelby County, Alabama to-wit:

The East 1/2 of the following described property.  
Begin at the Northeast corner of the NW 1/4 of the  
NE 1/4 of Section 21, Township 19 South, Range 2 West;  
thence west along North boundary line of said 1/4-1/4  
section for 361.5 feet; thence angle of 92 deg., 03  
min., 40 sec. to the left and run South 361.5 feet;  
thence turn an angle of 87 deg. 56 min. 20 sec. to  
the left and run Easterly for 361.5 feet to the East  
line of said 1/4-1/4 section; thence North along said  
1/4-1/4 line for 361.5 feet to the point of beginning.  
Except the South 61.5 feet; being situated in the  
NW 1/4 of NE 1/4 of Section 21, Township 19 South,  
Range 2 East, Shelby County, Alabama.

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GRANTOR'S ADDRESS

Route 19, Box 208  
Birmingham, Alabama 35244

GRANTEE'S ADDRESS

2717 Hwy. 150 East  
Bessemer, Alabama 35023

\$15,128.49 of the purchase price was paid by a mortgage recorded  
simultaneously herewith.

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 19th  
day of January, 1984

WITNESS:

Kathy Brasher (Seal) Howard Dunaway (Seal)  
Polly V. Dunaway (Seal)  
Polly V. Dunaway (Seal)

Deed Tax 6.00 1984 JAN 23 Seal 3:45  
Sec 1.50  
Jud 1.00  
8.50

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 Howard Dunaway and wife, Polly V. Dunaway  
whose name 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 19th day of January, A. D., 1984

Michelle Harless

First National Bank of Columbiana