



This instrument was prepared by

(Name) HARRISON, CONWILL, HARRISON & JUSTICE
P.O. Box 557
(Address) Columbiana, Alabama 35051

1014

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand and no/100--Dollars and assumption of ~~XXXXXX~~
existing mortgage to Central State Bank, recorded in Mtg. Book 431, pg.682 in
Probate Office of Shelby County, Alabama
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Bill F. Knowles, Sr. and wife, Brenda T. Knowles

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

Mark S. Letson and Terry S. Letson

(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 situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 21, Township 21 South, Range 1 East, described as follows: Commence at the SE corner of Section 21 Township 21 South, Range 1 East; thence run North along the East line of said section a distance of 1142.68 feet to the point of beginning; thence continue in the same direction a distance of 752.51 feet to a point on the Southeast right of way line of Shelby County Highway No. 61; thence turn an angle of 124 deg. 13 min. 09 sec. to the left and run along said right of way line a distance of 498.69 feet; thence turn an angle of 96 deg. 56 min. 13 sec. to the left and run a distance of 626.58 feet to the point of beginning; situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

BOOK 352 PAGE 949

GRANTORS:

Route 1, Box 258-A
Harpersville, Alabama 35078

GRANTEES:

P.O. Box
Shelby, Alabama 35143
Route 2, Box 18-A
Columbiana, Alabama 35051

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 20th

day of January, 19 84.

WITNESS:

Notary Public Seal (Seal)

431-682 (Seal)
1984 JAN 24 AM 9:32

Notary Seal (Seal)

Bill F. Knowles, Sr. (Seal)

Brenda T. Knowles (Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

Deed TAX 4.00
Rec 1.50
and 1.00 General Acknowledgment
6.50

the undersigned

I, _____, a Notary Public in and for said County, in said State, hereby certify that Bill F. Knowles, Sr. and wife, Brenda T. Knowles

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 20th day of January, A. D., 19 84

William R. Justice
Notary Public.

Harrison & Conwill