

GRANTOR'S ADDRESS:

Rt. 1, Box 113-B
Sterrett, Ala. 35147

GRANTEES' ADDRESS:

3712 Bocmart Place
San Ramon, Calif. 94583

This instrument was prepared by

(Name) Harrison, Conwill, Harrison & Justice
Attorneys at Law
(Address) 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 Forty-five Thousand and no/100 DOLLARS
The above recited purchase price was paid from a purchase money mrtg. executed simultaneously here-
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, with
A. C. Bronaugh, unmarried

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

Dale LaRomie Lee & Joyce Jewell Lee an undivided one-half interest in and to
(herein referred to as GRANTEES) as joint tenants with right of survivorship/ the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the NW corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36, Township 18, Range 1 East of the Huntsville Principle Meridian; thence run Easterly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 334.00 feet to the point of beginning of the tract of land herein described; thence continue Easterly along last described course 986.63 feet to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run Easterly along the North line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 195.95 feet; thence turn 94 deg. 01 min. to the right and run Southerly 174.06 feet; thence turn 93 deg. 33 min. to the left and run Easterly 430.73 feet; thence turn 77 deg. 19 min. 11 sec. to the right and run Southeasterly 138.34 feet; thence turn 89 deg. 35 min. 39 sec. to the right and run Westerly 247.21 feet; thence turn 142 deg. 57 min. to the left and run Southeasterly 60.13 feet; thence turn 93 deg. 53 min. to the right and run Southwesterly 1021.50 feet; thence turn 57 deg. 48 min. to the right and run Westerly 932.36 feet; thence turn 90 deg. 35 min. to the right and run Northerly 1307.21 feet to the point of beginning. Said tract containing 38.3 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND BELONGING TO MICHAEL F. MIRANDA AND DOMENICA A. MIRANDA:

Commence at the SW corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36, Township 18, Range 1 East and run Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 55.28 feet; thence turn 90 deg. 54 min. 45 sec. right and run Easterly 582.45 feet to the point of beginning; thence continue along last described course 145.93 feet to the beginning of a curve to the left

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, I have hereunto set my hand(s) and seal(s), this 10th
day of November, 19 83

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

A. C. Bronaugh (Seal)
_____(Seal)
_____(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 A. C. Bronaugh, unmarried whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of November, A. D., 19 83.

Eva D. Moore
Notary Public.

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DESCRIPTION CONTINUED FROM FRONT SIDE

having a central angle of 69 deg. 04 min. and a radius of 87.00 feet; thence run along the arc of said curve 104.87 feet to the end of said curve; thence run Northeasterly along the extended tangent to said curve 50.75 feet to the beginning of a curve to the right having a central angle of 16 deg. 46 min. and a radius of 573.69 feet; thence run along the arc of said curve 167.54 feet to the end of said curve; thence run Northeasterly along the extended tangent to said curve 53.01 feet; thence turn 63 deg. 03 min. left and run Northwesterly 171.68 feet; thence turn 58 deg. 04 min. left and run Westerly 227.92 feet; thence turn 89 deg. 23 min. left and run Southerly 476.04 feet to the point of beginning. Said tract containing 2.72 acres, more or less.

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

1984 JAN 26 PM 3:08

See Mtg 442-620
Thomas A. Henderson, Jr.
CLERK OF COURTS

Rec 3.00
Ind 1.00
4.00

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Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Fund Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201

AGENTS FOR
Mississippi Valley Title Insurance Company