

This instrument was prepared by

1109



(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED AND NO/100TH (\$500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
DOROTHY JEAN JOHNSON

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

W. M. HARWELL AND WIFE, EVA HARWELL

(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 containing 0.002 acre, more or less, located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SE corner of said Section 34; Thence run S 88° 47' W a distance of 1010.0 feet; Thence run N 02° W a distance of 449.5 feet; Thence run N 88° 47' E a distance of 395.0 feet; Thence turn left 63° 15' 50" a distance of 137.16 feet to the point of beginning; Thence continue last course a distance of 41.69 feet to the Southwesterly right-of-way of the Helena-Alabaster Highway; Thence turn right 105° 57' 10" along said right-of-way a distance of 4.57 feet; Thence turn right 80° 15' 00" a distance of 40.67 feet to the point of beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

GRANTOR'S ADDRESS: Route 1, Box 588, Calera, AL 35040

GRANTEE'S ADDRESS: 1257 1st Avenue West, Alabaster, AL 35007

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 18th day of January, 1984

WITNESS:

Deed Tax: 30
Rec 1.30
Jud 1.00
3.00 1984 JAN 28 PM 12:12
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
(Seal)
(Seal)
(Seal)

Dorothy Jean Johnson
DOROTHY JEAN JOHNSON
(Seal)
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that DOROTHY JEAN JOHNSON 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 SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18TH day of JANUARY A. D., 1984