

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

37 That in consideration of TWENTY-TWO THOUSAND TWO HUNDRED THIRTY and No/100 (\$22,230.00) --- DOLLARS

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

FRANCES L. PHELPS, a married woman; and MARY L. REVIS, a widow,

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

JAMES W. BLACKMON and wife, MAXINE A. BLACKMON,

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

Shelby

County, Alabama to-wit:

That part of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, lying North and West of Alabama State Highway No. 25 and described as follows: Begin at the Northeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$  Section, thence run West along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 666.50 feet, to an existing fence; thence turn an angle of 89 deg. 41 min. 28 sec. to the left and run along an existing fence for a distance of 649.07 feet, to an existing fence corner; thence turn an angle of 91 deg. 16 min. 51 sec. to the left and run along an existing fence, a distance of 312.43 feet to the West right-of-way line of Alabama State Highway No. 25; thence turn an angle of 58 deg. 09 min. 09 sec. to the left and run along said highway right-of-way for a distance of 622.81 feet to the P. C. of a right-of-way curve; thence turn an angle of 00 deg. 30 min. 00 sec. to the left and run along said right-of-way for a distance of 74.67 feet; thence turn an angle of 30 deg. 04 min. 00 sec. to the left and run a distance of 44.78 feet to the point of beginning, containing 7.41 acres, according to the survey dated the 18th day of January, 1984, by Frank W. Wheeler, Alabama Registered Land Surveyor No. 3385.

SUBJECT only to the following liens, encumbrances, easements and rights-of-way:

1. Taxes for 1984 and subsequent years. 1984 taxes are a lien, but not due and payable until October 1, 1984 and have been prorated by Grantors with Grantees.

2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 226, at Page 543, in the Office of the Judge of Probate of Shelby County, Alabama.

The above described parcel of land is not the homestead of the Grantors.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 30<sup>th</sup>

day of January, 1984.

WITNESS:

ALABAMA SHELBY CO.  
I HEREBY THIS  
NOTARY PUBLIC

1984 JAN 30 PM 2:17

(Seal)

Ind

(Seal)

25<sup>00</sup>

(Seal)

(Seal)

Frances L. Phelps

Frances L. Phelps

(Seal)

(Seal)

(Seal)

Mary L. Revis

Mary L. Revis

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Frances L. Phelps, a married woman; and Mary L. Revis, a widow,

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 30<sup>th</sup> day of January, A.D. 1984

Return to: Wade H. Morton, Jr.

Wade H. Morton, Jr.  
Notary Public