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(Name) Mr. and Mrs. William L. Beers
1909 Saulter Road
 (Address) Birmingham, Alabama 35209

This instrument was prepared by

(Name) William A. Jackson
2204 Lakeshore Drive, Suite 320
 (Address) Birmingham, Alabama 35209

Form 1-1-3 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Four Thousand Eight Hundred Twenty and No/100--- DOLLARS

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

Don L. Hurt and wife, Marie M. Hurt

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

William L. Beers and wife, Geri W. Beers

(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 partly in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and partly in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, all in Section 17, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: From the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, as the point of beginning, run South 89° 51' East for 466.2 feet to McHenry's Creek; thence run along said creek North 38° 40' East for 128 feet; thence continue along said creek North 06° 17' East for 100.5 feet; thence continue along said creek North 03° 26' West for 100.2 feet; thence continue along said creek North 18° 16' West for 105.3 feet; thence continue along said creek North 20° 53' West 134.4 feet to a point where the center of a ditch intersects the West line of said creek; thence run North 89° 51' West for 525 feet; thence run South 00° 09' West for 295.5 feet; thence run North 89° 31' West for 903.9 feet, more or less, to a point on the East right-of-way line of County Road No. 17; thence run along said right-of-way line South 08° 09' West for 20 feet; thence run South 89° 31' East for 904.1 feet, more or less to a point on the projected West line heretofore described (being South 00° 09' West); thence run South 00° 09' West for 209.5 feet to a point on the South line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; run thence Easterly along the South line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ for 58.8 feet and back to the point of beginning, containing 7.0 acres, more or less.

Mineral and mining rights excepted.

Subject to easements and restrictions of record.

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 24th

day of February, 19 84

WITNESS:

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

1984 FEB 27 AM 9:20

(Seal)

(Seal)

(Seal)

Don L. Hurt

Marie M. Hurt

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Don L. Hurt and wife, Marie M. Hurt 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.

HARRISON & JACKSON official seal this 24th

ATTORNEYS AT LAW
 SUITE 320

day of February, A.D., 19 84.

Notary Public