

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

327

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
 Post Office Box 822  
 (Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen Thousand and no/100 (\$19,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
 Annie Ruth Jackson, a single woman; Ethelaura J. Mooney, a married woman; and  
 Greg Jackson, a married man

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

Thomas T. McDonald and Juliette B. McDonald

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

Shelby

County, Alabama to-wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS HEREIN.

Ethelaura J. Mooney is one and the same person as Ethel R. Price, one of the grantees  
 as shown in Deed Book 318, Page 170.

BOOK 353 PAGE 729

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 23rd  
 day of February, 1984

WITNESS: My Commission Expires February 23, 1987

*Henry C. Korak* (Seal)  
 \_\_\_\_\_ (Seal)

*Annie Ruth Jackson* (Seal)  
 Annie Ruth Jackson  
*Ethelaura J. Mooney* (Seal)  
 Ethelaura J. Mooney  
*Greg Jackson* (Seal)  
 Greg Jackson

STATE OF ALABAMA

SHELBY

COUNTY

I, \_\_\_\_\_ the undersigned authority, a Notary Public in and for said County, in said State,  
 hereby certify that Annie Ruth Jackson, a single woman, and Greg Jackson, a married man  
 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 23rd day of February, A. D., 1984  
 SEE REVERSE FOR ADDITIONAL ACKNOWLEDGEMENT

Notary Public.

BOOK 353 PAGE 730

PARCEL I:

Commence at the SE corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 21 South, Range 1 East; thence run West along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 4.50 feet to the West margin of a County road and the point of beginning; thence continue West along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 730.48 feet to the corner of the Brumbeloe lot; thence turn an angle of 64 deg. 39' to the right and run along the East line of the Brumbeloe lot 150.00 feet; thence turn an angle of 115 deg. 21' to the right and run along the South line of a 25-foot road easement a distance of 787.68 feet to the West margin of a County road; thence turn an angle of 87 deg. 02' 05" to the right and run along the West margin of said County road a distance of 135.73 feet to the point of beginning, situated in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

ALSO, an easement for ingress and egress in favor of grantees, their heirs, successors, and assigns forever over and along the hereinafter described property, the same being 12.50 feet on either side of a centerline described as follows, to-wit:

Commence at the SE corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 21 South, Range 1 East; thence run West along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 4.50 feet; thence turn an angle of 87 deg. 02' 05" to the right and run a distance of 148.23 feet to the point of beginning; thence turn an angle of 87 deg. 02' 05" to the left and run a distance of 780.36 feet; thence turn an angle of 60 deg. 44' 42" to the right and run a distance of 62.32 feet; thence turn an angle of 6 deg. 49' 53" to the right and run a distance of 125.00 feet to the South R.O.W. line of County Highway No. 61, and the point of ending.

PARCEL II:

Commence at the SE corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 21 South, Range 1 East; thence run West along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 734.98 feet; thence turn an angle of 64 deg. 39 min. to the right and run a distance of 150.00 feet to the point of beginning; thence turn an angle of 64 deg. 59 min. to the left and run a distance of 112.30 feet; thence turn an angle of 58 deg. 17 min. to the right and run a distance of 120.39 feet to a point on the SE R/W line of County Hwy. #61; thence turn an angle of 86 deg. 20 min. to the right and run along said Hwy. R/W a distance of 119.28 feet to the West line of a 25-foot easement for a road; thence turn an angle of 103 deg. 17 min. 36 sec. to the right and run along the West line of a 25-foot easement for a roadway a distance of 120.69 feet; thence turn an angle of 6 deg. 49 min. 53 sec. to the left and run along West line of said easement a distance of 68.14 feet to the point of beginning, situated in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I the undersigned, a Notary Public in and for said County in said State, hereby certify, that Ethelaura J. Mooney, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 23rd day of February, 1984.

*Mitchell Helms*  
Notary Public

THIS FORM FROM  
LAWYERS-TITLE INSURANCE CORP.  
TITLE Insurance  
BIRMINGHAM, ALA.

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

1984 MAR -6 PM 1:32

*Thomas A. Lawrence, Jr.*  
JUDGE OF RECFATE

*Need try*  
1900  
Rec. 350  
Ind. 100  
23 80

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

RETURN TO  
TO