

This instrument was prepared by

(Name) W. A. Jenkins, Jr.
227 Frank Nelson Building
 (Address) B'ham, AL 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable considerations ~~RECEIVED~~

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

Mildred R. Davis Morrison and husband, William Morrison

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

Adam J. Schneider and wife, Mildred C. Schneider

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

Shelby

County, Alabama to-wit:

BOOK 353 PAGE 920
 The South 500 feet of the following described land:
 Begin at the Northwest corner of the Northeast Quarter of Northwest Quarter, Section 11, Township 18, Range 1 East, thence East 455 feet to the starting point of the following described tract of land which is hereby conveyed; thence South 1320 feet; thence East 177 feet; thence North 1320 feet; thence West 177 feet to the starting point; being a part of the Northeast Quarter of the Northwest Quarter, Section 11, Township 18, Range 1, East, Shelby County, Alabama.

GRANTORS RESERVE A 20 FOOT PRIVATE EASEMENT FOR PURPOSE OF INGRESS AND EGRESS OVER THE PROPERTY HEREIN CONVEYED IN FAVOR OF THE TITLE HOLDER OF THAT PROPERTY RETAINED BY GRANTORS AND LYING IMMEDIATELY NORTH OF THE PROPERTY HEREIN CONVEYED TO GRANTEES. SAID EASEMENT TO EXTEND PARALLEL WITH AND ALONG THE WESTERN BOUNDARY A DISTANCE OF 500 FEET TO RESERVE ACCESS TO COUNTY HIGHWAY #480.

The herein named Grantor, Mildred R. Davis Morrison, is the surviving grantee of deed recorded in Book 258, Page 719, in the Probate Office of Shelby County, Alabama, the other grantee, Jack H. Davis, having died on (or about) the 19 day of December, 1972.
 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, we have hereunto set OUR hand(s) and seal(s), this _____ day of _____, 19____

WITNESS:

W. A. Jenkins, Jr. (Seal)
My (Johnston) (Seal)

STATE OF ALA. SHELBY CO.
 I CERTIFY
 INSTRUMENT (Seal)
 1984 MAR 13 AM 8:59

Mildred R. Davis Morrison (Seal)
 (Mildred R. Davis Morrison)
William C. Morrison (Seal)
 (William Morrison) (Seal)

STATE OF ALABAMA

Jefferson COUNTY

THE UNDERSIGNED

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that Mildred R. Davis Morrison and husband, William Morrison 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 20th day of January, A. D., 1984