

This instrument was prepared by

(Name) J. Michael Joiner

TITLE NOT EXAMINED.

(Address) P. O. Box 1007, Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETEEN THOUSAND TWO HUNDRED AND NO/100TH (\$19,200.00) DOLLARS

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

JOE MASSEY AND WIFE, JOYCE MASSEY

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

✓ RICHARD H. POSEY AND WIFE, BONNIE SUE POSEY

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

SHELBY

County, Alabama to-wit:

Lot #20 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the Southerly right-of-way line of Cotton Street, said right-of-way lines as shown on the Map of Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Southwesterly along said right-of-way line of 4th Avenue West for 170.69 feet; thence 74 degrees 41 minutes left and run Southerly for 55.68 feet to the point of beginning; thence continue Southerly along last stated course for 97.0 feet; thence 88 degrees 44 minutes 15 seconds left and run Easterly for 179.0 feet to a point on the West line of Cotton Street; thence 91 degrees 15 minutes 45 seconds left and run Northerly along said right-of-way line of Cotton Street for 60.0 feet to the beginning of a curve to the left arc of said curve and along said right-of-way line of Cotton Street for 37.0 feet; thence 85 degrees 43 minutes 50 seconds left from tangent of aforementioned curve and run Westerly for 178.03 feet to the point of beginning. Situated in Shelby County, Alabama.

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 February STATE OF ALA. SHELBY CO. 19 84

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

Deed TAX 19.50 1984 MAR 26 AM 9 32 (Seal)
Rec 1.50
Jud 1.00
22.00 JUDGE OF PROBATE (Seal)

Joe Massey (Seal)
JOE MASSEY
Joyce Massey (Seal)
JOYCE MASSEY (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 Joe Massey and wife, Joyce Massey whose name 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 5th day of March A. D., 19 84

Rt 4 Box 1624
Alabaster, AL 35007