

681

SEND TAX NOTICE TO:

(Name) Lou Ann Graves and Audrey Copeland Graves

(Address) _____

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(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 LOVE AND AFFECTION and ONE AND NO/100 (\$1.00) DOLLARS

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

✓ W. E. Rakestraw and wife, Eloise Rakestraw

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

Lou Ann Graves, and husband, Aubrey Copeland Graves

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

Shelby County, Alabama to-wit:

Begin at the SE corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama; thence run Northerly along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ a distance of 409.56 feet to a point on the South right of way line of Shelby County Highway No. 447; thence turn an angle of 61 deg. 06' 58" left to chord and run Northwesterly a chord distance of 342.62 feet to a point on the said South right of way line of said highway; thence turn an angle of 118 deg. 53' 02" left and run Southerly a distance of 575.06 feet to a point on the South line of said $\frac{1}{4}$ $\frac{1}{4}$; thence turn an angle of 94 deg. 01' 10" left and run Easterly along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ a distance of 300.74 feet to the point of beginning, containing 3.4 acres, and subject to all agreements, easements and/or restrictions of probated record.

BOOK 354 PAGE 702

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

1984 APR 12 AM 11:39

Deed tax 1.00
Rec 1.50
Ind. 0.00
350

Thomas A. [Signature]
JUDGE OF PROBATE

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 12th

day of April, 19 84.

WITNESS:

(Seal)

(Seal)

(Seal)

W. E. Rakestraw (Seal)
(W. E. Rakestraw)
Eloise Rakestraw (Seal)
(Eloise Rakestraw)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. E. Rakestraw and wife, Eloise Rakestraw 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 12th day of April, A. D., 19 84

508 Mountain Dr.

[Signature]

1020.00 P