

(Name) Mr. and Mrs. Michael L. Griffith  
Route 1, Box 14-B  
 (Address) Shelby, Alabama 35143

878

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-3 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 FIVE THOUSAND FIVE HUNDRED and No/100 (\$5,500.00) DOLLARS DOLLARS in hand paid and execution and delivery of the following described purchase money mortgage, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

DOROTHY F. PEARSON REEVES, a widow, and RONALD L. PEARSON, a married man,

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

MICHAEL L. GRIFFITH and wife, SHARON D. GRIFFITH,

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

SHELBY County, Alabama to-wit:

Parcel No. 1: Commence at the Southwest corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 14, Township 22 South, Range 1 East, Shelby County, Alabama, thence run North along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 40.18 feet to the North right-of-way line of Shelby County Highway No. 42, and the point of beginning; thence continue North along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 377.22 feet; thence turn an angle of 90 deg. 05 min. 52 sec. to the right and run a distance of 417.40 feet; thence turn an angle of 89 deg. 54 min. 08 sec. to the right and run a distance of 417.40 feet; thence turn an angle of 90 deg. 05 min. 52 sec. to the right and run a distance of 69.92 feet, to the North right-of-way line of Shelby County Highway No. 42; thence turn an angle of 6 deg. 35 min. 41 sec. to the right and run along said Highway right-of-way a chord distance of 349.86 feet to the point of beginning. Situated in the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 14, Township 22 South, Range 1 East, Shelby County, Alabama, according to the survey of Frank W. Wheeler, Ala. Reg. L.S. No. 3385 and dated January 23, 1984.

Parcel No. 2: Commence at the Southeast corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 15, Township 22 South, Range 1 East, thence run North along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section for a distance of 40.18 feet to the North right-of-way line of Shelby County Highway No. 42, and the point of beginning; thence continue North along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section for a distance of 377.22 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 105.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 368.03 feet to the North right-of-way line of Shelby County Highway No. 42; thence turn an angle of 85 deg. 00 min. 00 sec. to the left and run along said Highway right-of-way a chord distance of 105.40 feet to the point of beginning. Situated in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama,

(Continued on reverse side)

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. There is no warranty or representation as to the condition or quality of any improvement upon this real estate or of the mobile home situated thereon.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 16th

day of April, 19 84

WITNESS:

(Seal)  
 (Seal)  
 (Seal)

Dorothy F. Pearson Reeves (Seal)  
 Dorothy F. Pearson Reeves  
Ronald L. Pearson (Seal)  
 Ronald L. Pearson

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy F. Pearson Reeves, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, A.D. 19 84

Return to: Mr. & Mrs. Griffith (see above)

Wade H. Morton, Jr.  
 Notary Public

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according to the survey of Frank W. Wheeler, Ala. Reg. L.S. No. 3385 and dated January 23, 1984.

This conveyance includes One (1) 1969 Winston mobile home, 60'x12', Serial Number 1013, which is permanently situated upon Parcel No. 2 of the above described real estate and is not to be removed from such real estate until the purchase money mortgage to Grantors is paid in full, whether or not such mobile home be in law considered as part of such real estate. By consent, Grantees may substitute another lien free residential dwelling of equal value.

The above described real estate is not the homestead of the Grantor Ronald L. Pearson. Subject only to the following liens, encumbrances, easements and rights-of-way:

1. Taxes for 1984 and subsequent years. 1984 taxes are a lien but not due and payable until October 1, 1984 and Grantors have herewith paid their prorata share thereof to Grantees.
2. Right-of-way to Shelby County as shown by instruments recorded in Deed Book 234, at Page 644, and in Deed Book 234, at Page 642, in the Office of the Judge of Probate of Shelby County.
3. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 133, at Page 242, and in Deed Book 133, at Page 244, in said Probate Records.
4. Transmission line as shown on survey of Frank W. Wheeler, dated January 23, 1984.
5. Easement to South Central Bell as shown by instrument dated November 4, 1982 and recorded in Deed Book 344, at Page 701, in said Probate Records, affecting Parcel 2 only.
6. Oil and Gas Lease from Maurice Pearson and wife, Thelma Pearson, to Mobile Oil Corporation dated March 31, 1982 and recorded in Deed Book 339, at Page 989, and assigned to Mobile Oil Exploration & Producing Southeast Inc. by instrument dated April 13, 1982 and recorded in Misc. Book 45, at Page 556, in said Probate Records, affecting Parcel 2 only.

\$17,000.00 of the consideration for this deed is evidenced by a promissory note and secured by a purchase money mortgage on the above described real estate from the Grantees herein to the Grantors herein or either of them, which mortgage was executed and delivered simultaneously herewith.

SIGNED FOR IDENTIFICATION:

*Dorothy F. Pearson Reeves*  
Dorothy F. Pearson Reeves

*Ronald L. Pearson*  
Ronald L. Pearson

Deed TAX \$5.50  
Rec 3.00  
Jud 1.00  
I CERTIFY THIS INSTRUMENT WAS FILED  
9.50 1984 APR 17 AM 8:47  
JUDGE OF PROBATE

STATE OF ALABAMA )  
SHELBY COUNTY )

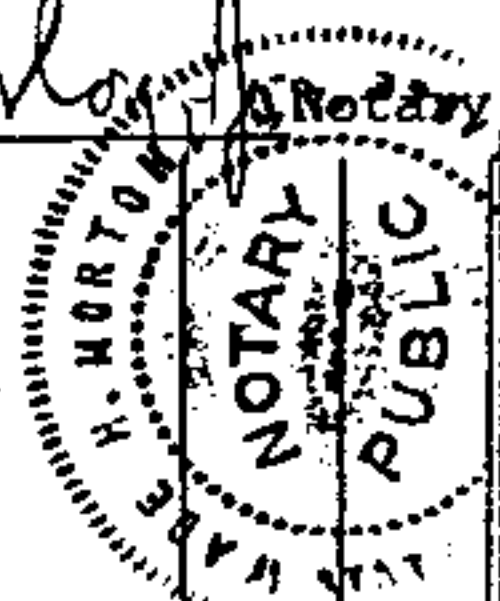
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald L. Pearson, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of April, A.D., 1984.

*Wade H. Montgomery*  
Notary Public.

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

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR



RETURN TO