

This instrument was prepared by

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(Name) Harrison, Conwill, Harrison & Justice  
Attorneys at Law  
(Address) Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and no/100 DOLLARS

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

Lois Smith, unmarried

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

Harold E. Walden and Jo Anne Walden

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

Shelby

County, Alabama to-wit:

All that part of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 28, Township 21, Range 1 East, lying West of the Old Montgomery Public Road.

ALSO, commence at the Northwest corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 33, Township 21, Range 1 East, the point of beginning of the property herein conveyed; thence run South along the West  $\frac{1}{4}$ - $\frac{1}{4}$  line of said forty a distance of 150 feet, more or less, to the South bank of a branch; thence run in an Easterly direction along the meanderings of the South bank of said branch a distance of 580 feet, more or less, to the point of intersection with the center line of Shelby County Highway 61; thence run in a Northeasterly direction along the center line of said highway a distance of 45 feet, more or less, to the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run West along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 600 feet, more or less, to the Northwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section.

CONTINUED ON REVERSE SIDE

Grantor's address:

Route 2, Box 70  
Columbiana, Alabama 35051

Grantees' address:

Route 2, Box 68  
Columbiana, Alabama 35051

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, I have hereunto set my hand(s) and seal(s), this 11<sup>th</sup> day of April, 19 84

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Lois Smith (Seal)  
Lois Smith (Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lois Smith, unmarried 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 11<sup>th</sup> day of April, A. D., 19 84.

Harrison, Conwill, Harrison & Justice

LESS AND EXCEPT right-of-way of Shelby County Highway 61.

Lois Smith is the surviving grantee of deed recorded in Deed Book 261, Page 392 and Deed Book 259, Page 35 in the Probate Office of Shelby County, Alabama; the other grantee, W. H. Smith having died on or about February 3, 1983.

The purchase price recited on the face of this deed was paid from a mortgage executed simultaneously herewith.

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

1984 APR 19 PM 2:05

See Mtg H47-194

JUDGE OF PROBATE

Recd 3.00  
Ind 1.00  
H.00

Return to:

TO

# WARRANTY DEED

JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP

Recording Fee \$

Deed Tax \$

\$

This form furnished by

Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

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