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This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA

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 TWENTY THOUSAND AND NO/100TH (\$20,000.00) DOLLARS

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

THOMAS WILLIAM LLOYD, AN UNMARRIED MAN

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

ROBERT H. ANDERSON AND WIFE, EMMA C. ANDERSON

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

SHELBY County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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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 19TH day of APRIL, 1984

WITNESS:

_____(Seal)

Thomas William Lloyd (Seal)
THOMAS WILLIAM LLOYD

_____(Seal)

_____(Seal)

_____(Seal)

_____(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 THOMAS WILLIAM LLOYD, AN UNMARRIED 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 HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19TH day of APRIL, A. D., 19 84

EXHIBIT "A"

From the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, run Easterly along the North boundary line of the said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, for 1106.12 feet, more or less, to a point on the West right of way line of the New Fungo Road; thence turn an angle of 141 deg. 13 min. to the right and run Southwesterly 505.6 feet to a point on the West right of way line of the said New Fungo Road for the point of beginning of the land herein described; thence turn an angle of 81 deg. 36 min. to the right and run Northwesternly 200.0 feet; thence turn an angle of 91 deg. 13 min. to the left and run Southwesterly 187.87 feet; thence turn an angle of 88 deg. 47 min. to the left and run Southeasterly 200.0 feet, more or less, to a point on the West right of way line of the New Fungo Road; thence turn an angle of 91 deg. 13 min. to the left and run Northeasterly along the West right of way line of the said New Fungo Road 187.87 feet, more or less, to the point of beginning. This land being a part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Molton, Allen & Williams, Inc. dated March 18, 1977, as recorded in Mortgage Book 363, Page 513, which said mortgage was assigned to Federal National Mortgage Association in Misc. Book 20 page 202 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTORS' ADDRESS: _____

GRANTEES' ADDRESS: Route 3, Highway 33, Fungo Hollow, Pelham, AL 35124

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

1984 APR 24 PM 3:26

Thomas A. Anderson, Jr.
JUDGE OF PROBATE

Deed Tax 20.00
Rec. 3.00
Ind. 1.00
24.00