

7574
SEND TAX NOTICE TO:

(Name) Jack J. Shelby

This instrument was prepared by

(Address) _____

(Name) James O. Standridge

(Address) P.O. Box 562, Montevallo, Al 35115

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,

5,000.00

That in consideration of Fifty Thousand and no/00 DOLLARS

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

LARRY E. CAIN and wife, JANE R. CAIN

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

JACK J. SELBY and wife, MARY G. SELBY

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

Shelby

County, Alabama to-wit:

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PAGE
355
BOOK
Begin at the SW corner of Section 8, Township 24 North, Range 13 East; thence run North along the West line of said Section 8 a distance of 955.00 feet; thence turn an angle of 91 deg. 10 min. to the right and run a distance of 1117.96 feet to the West R.O.W. line of a paved County Highway; thence turn an angle of 63 deg. 44 min. to the right and run along said R.O.W. line a distance of 349.95 feet; thence turn an angle of 51 deg. 15 min. to the right and run a distance of 707.09 feet to the South line of Section 8; thence turn an angle of 65 deg. 01 min. to the right and run West along the South line of said Section a distance of 954.75 feet to the point of beginning. Situated in the SW 1/4 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama.

Subject to all covenants, restrictions, conditions, limitations, rights of way and easements of record.

Grantees assume a certain mortgage made by Grantors to the Federal Land Bank, as recorded in Book 403, Page 327, the balance of said mortgage being \$ 28,564.65. Grantees also executed a purchase money mortgage to Grantors simultaneously herewith in the amount of \$ 16,435.35

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 21st day of April, 19 84.

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1984 APR 26 PM 2:21
JACK J. SELBY (Seal)

Larry E. Cain

Jane R. Cain

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry E. Cain and wife, Jane R. Cain whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April, A. D., 19 84.

My Commission Expires 1986 Notary Public.