

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

1231

500°

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS

and the creation of joint ownership

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

Billy Gardner and wife, Betty Gardner

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

✓ Billy Gardner and Betty Gardner

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

Shelby

County, Alabama to-wit:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 15, Township 19, Range 2 East and run due South a distance of 540 feet to the point of beginning; thence West a distance of 210 feet to a point; thence South a distance of 90 feet to a point; thence East a distance of 210 feet to a point on the East line of said forty; thence North a distance of 90 feet along the East line of said forty to the point of beginning. Said parcel being situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 15, Township 19, Range 2 East.

ALSO, starting at an iron stake which is 634 feet 3 inches South of the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ to point of beginning. Now run West 204 feet 6 inches; thence South 95 feet 4 inches; thence East 204 feet 6 inches; thence North 95 feet 4 inches to starting point. Being in the East side of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 19, Range 2 East.

LESS AND EXCEPT that portion of the above described property previously conveyed to Grantors by deed recorded in Deed Book 301, Page 180 in the Probate Office of Shelby County, Alabama.

CONTINUED ON REVERSE SIDE

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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, we have hereunto set OUR hands(s) and seal(s), this _____ day of _____, 19 84.

WITNESS:

Alorence P. Fuller (Seal)

Billy Gardner (Seal)
Billy Gardner

J. Stuart Richardson (Seal)

Betty Gardner (Seal)
Betty Gardner

William F. Lovell (Seal)

Betty Gardner (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 Billy Gardner and wife, Betty Gardner 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 23rd day of May, A. D., 19 84.

Form 31-A

HELEN HALL
NOTARY PUBLIC
MY COMMISSION EXPIRES 05 25 87
STATE

Billy Gardner
P.O. Box 55
Wincent, Ala

35178

The Grantor herein, Billy Gardner, is the son of Clara Gardner, who died May 5, 1984. The undersigned Grantor, Billy Gardner, and the said Clara Gardner, had been the joint owners of said property with right of survivorship, and on the death of Clara Gardner, the undersigned Billy Gardner became the sole owner of said property under the terms of the deed which conveyed the property to them.

Grantor & Grantees' address:

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1984 MAY 25 AM 8:27
Thomas W. Harrison, Jr.
JUDGE OF PROBATE

Deed tax .50
Rec. 3.00
Sub 1.00

4.50

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

HARRISON, CONWILL, HARRISON
& JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

