

302

377

SEND TAX NOTICE TO:

(Name) Mary Ruth Butler

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, AttorneyPost Office Box 822(Address) Columbiana, Alabama 35051

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,

That in consideration of One and no/100 DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mary Ruth Butler, a widow and Patsy Evon Butler Thompson and husband, Jimmy D. Thompson(herein referred to as grantors) do grant, bargain, sell and convey unto
Mary Ruth Butler, a widow and Patsy B. Thompson, a married woman

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

Shelby County, Alabama to-wit:

LEGAL DESCRIPTION:

Begin at a point on the North boundary line of the NW 1/4 of the SW 1/4 Section 14, Township 21, Range 3 West, and at the center line of the Montevallo Highway and run West 256 feet to the point of beginning, Thence continue West along said line 188 feet, thence South 210 feet, thence Eastward 192 feet which is to be 256 feet from center line of the Montevallo Highway, and 170 feet from North line thence North to point of beginning.

Also, beginning at a point on the North boundary line of the NW 1/4 of the SW 1/4 of Section 14, Township 21, Range 3 West and at the Centerline of the Montevallo Road and running West 256 feet; thence Southward parallel with said road 170 feet; thence East 256 feet to the centerline of said road; thence Northward along centerline of said road 170 feet to point of beginning.

EXCEPT that property described in Deed Book 228, Page 823.

NOTE: ^u Patsy Evon Butler Thompson and Patsy B. Thompson are one and the same person.

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 25thday of May, 19 84

WITNESS: ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT

1984 JUN -7 PM 1:55

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority

hereby certify that Mary Ruth Butler, a widow and Patsy Evon Butler Thompson and husband, Jimmy D. Thompson ^u are signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25thday of MayA. D., 19 84South Trust BankEmma A. Higginbotham
Notary Public.

BOOK 356 PAGE 255