

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) VERNON N. SCHMITT, ATTORNEY AT LAW(Address) P. O. BOX 521, LEEDS, ALABAMA 35094

(Name) _____

(Address) _____



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Shelby Cnty Judge of Probate, AL
07/03/1984 00:00:00 FILED/CERTIFIED

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 THREE THOUSAND AND NO/100----- (\$3,000.00) ----- DOLLARS
and the execution of a purchase money mortgage in the sum of \$23,000.00
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

EDDIE MAE COLLEY AND HUSBAND, PRUETT H. COLLEY,

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

ANDREW L. SIMPSON AND WIFE, NELLIE L. SIMPSON,

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

Shelby County, Alabama to-wit:

Part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 32, Township 17, South Range 1, East, and being
more particulary described as follows:

Begin at a point on the north right of way line of the Central of Georgia Railroad,
and the east line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 32, Township 17, South Range 1, East,
thence north along the east line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 316.21 feet to the NE corner of
the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section, thence S 68°37' W 157.33 feet to the easterly right
of way of Highway #25, thence S 5°35' W along said right of way, 90.1 feet, thence S
2°47' W along said right of way 180.06 feet, thence S 3° 09' E along said right of
way 72.68 feet, thence S 10°47' E along said right of way 77.16 feet to the norther-
ly right of way of Central of Georgia Railroad, thence N 34°50' E along said right
of way 82.72 feet, thence N 43°46' E along said right of way 61.34 feet, thence N
50°02' E along said right of way 72.93 feet to the point of beginning. Containing 1.30
Acres.

Pruett H. Colley is one and the same person as Herman R. Colley, Grantee, in that certain
deed recorded in Book 294, Page 50, in the office of the Judge of Probate of Shelby County,
Alabama; the said Herman R. Colley having changed his name to Pruett Herman Colley by
decree of Thomas A. Snowden, Jr., Judge of Probate of Shelby County, Alabama, on the 20th
day of April 1983. Eddie Mae Colley and Pruett H. Colley, formerly Herman R. Colley, are
the surviving Grantees of deed recorded in Book 294, Page 50, in the Probate Office of
Shelby County, Alabama, the other Grantee, Flora B. Colley, having died on or about the 17th
day of July 1982.

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 29thday of June 1984

WITNESS:

STATE OF ALA. SHELBY CO. 1984
I CERTIFY THIS
INSTRUMENT WAS FILED
451-687
1984 JUL -3 AM 11:30

deed tax - 300
Rec 256
100
Eddie Mae Colley
(Seal)
Ind 650
(Seal)

Eddie Mae Colley (Seal)
Eddie Mae Colley (Seal)

Judge of Probate (Seal)

Pruett H. Colley (Seal)
Pruett H. Colley

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Eddie Mae Colley and husband, Pruett H. Colley.

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 un and and official seal this 29thJuneD., 1984