

This instrument was prepared by

# Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein Lois Turnipseed and husband, Jim Turnipseed

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

Ed Blevins and Darlene Blevins

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

County, Alabama to-wit:

All that part of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  South and East of State Highway No. 25 formerly known as the Coosa Valley Road and the following described lot in the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ ; commencing at the NE corner of the said SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  and run South 86 degrees 20 minutes West 110 feet to a fence; run thence South 2 degrees 30 minutes East along said fence 210 feet; run thence North 86 degrees 30 minutes East along a fence 110 feet to the East line of Section, run thence North 2 degrees 30 minutes West along the East boundary of said Section 210 feet to point of beginning. All in Section 15, Township 19, Range 2 East. Said property being the same as that purchased by W.C. Eversole from Mrs. G.E. Thomas and Miss Ealnor Kidd on February 15, 1941, by deed recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 110, Page 135. Said property being subject to an easement for street over a strip of 8 ft. on the East side and also subject to that certain easement described in deed from George M. Bilbrey and D.J. Bilbrey to R.A. Kidd in deed of October 16, 1894, which said deed is recorded in the Probate Office of Shelby County, Alabama, in Deed Book 18, Page 202. Situated in Shelby County, Alabama.

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 25<sup>th</sup>

day of July, 19 84.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
MTE-452-902  
1984 JUL 25 PM 4:05

(Seal)

(Seal)

(Seal)

Rec-250  
100

350

Lois Turnipseed

Jim Turnipseed

(Seal)

(Seal)

(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 Lois Turnipseed and husband, Jim Turnipseed 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 25<sup>th</sup> day of July, A. D., 19 84

Form 31-A

William R. Justice

Notary Public.

\$40,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

Harrison & Conwill