

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 One Thousand and no/100----- DOLLARS

and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

John Hanger and wife, Louise Hanger

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

✓ Sidney R. Blackerby and Tommie J. Blackerby

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

Shelby

County, Alabama to-wit:

A lot or parcel of land located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 25, Township 20 South, Range 1 East, Shelby County, Alabama and being more particularly described as commencing at the Southwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 25; thence North 0 deg. 50 min. East along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, 380.25 feet to the North side of a 25 foot road; thence North 88 deg. 38 min. 15 sec. East along the North side of said road 164.0 feet to the place of beginning; thence from the place of beginning North 0 deg. 50 min. East 209.0 feet; thence North 88 deg. 38 min. 15 sec. East and parallel to the North side of said road, 208.75 feet; thence South 0 deg. 50 min. West 209.0 feet to the North side of said road; thence South 88 deg. 38 min. 15 sec. West along the North side of said road 208.75 feet to the place of beginning and containing 1.0 acre, more or less. (Bearings are magnetic.)

ALSO, an easement for ingress and egress over an existing thirty (30) foot wide unpaved roadway leading from Shelby County Highway No. 61 to the above described property.

Grantors' address:

Route 1, Box 250

Wilsonville, Alabama 35186

Grantees' address:

Box 113

Wilsonville, Alabama 35186

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 9th

day of July, 19 84.

WITNESS:

STATE OF ALA. SHELBY CO.
Recd TAX 1.00 I CERTIFY THIS
Rec 2.50 INSTRUMENT WAS FILED
Jud 1.00
H. 50 1984 AUG 13 PM 12:55

John Hanger (Seal)
John Hanger
Louise Hanger (Seal)
Louise Hanger

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 John Hanger and wife, Louise Hanger whose name is 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 9th day of July

