

This instrument was prepared by (451)



(Name) This instrument was prepared by James R. Clifton,
Stone, Patton, Kierce & Clifton, Bessemer, Alabama
(Address) _____

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE THOUSAND AND NO/100----- (\$12,000.00) ----- DOLLARS

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

J. D. CARVER and wife, EDITH VIRGINIA CARVER,

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

KAREN LAND and DIANE CHERI PATE

(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 Northwest corner of the SW 1/4 of the NW 1/4 of Section 32, Township 20 South, Range 3 West; thence South along the West boundary of said Quarter-Quarter section 653 feet; thence North 88°54' East 79.0 feet; thence South 87°28' East 169.0 feet for the point of beginning of the tract of land herein conveyed; continue thence South 87°28' East 185.0 feet; thence South 05°10' West 265.0 feet; thence north 87°28' West 150.0 feet; thence North 01°06' West 265 feet to the point of beginning. Containing one acre, more or less. SURFACE RIGHTS ONLY.

SUBJECT to current year's taxes and existing easements. exceptions reservations, releases, and covenants of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And ~~X~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~K&E~~ (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 ~~K~~ (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 22nd day of August, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT IS FILED

1984 AUG 28 AM 10:25

See Mtg #54-553

Thomas R. Clifton, Jr.
NOTARY PUBLIC

J. D. Carver (Seal)
J. D. Carver
Edith Virginia Carver (Seal)
Edith Virginia Carver (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

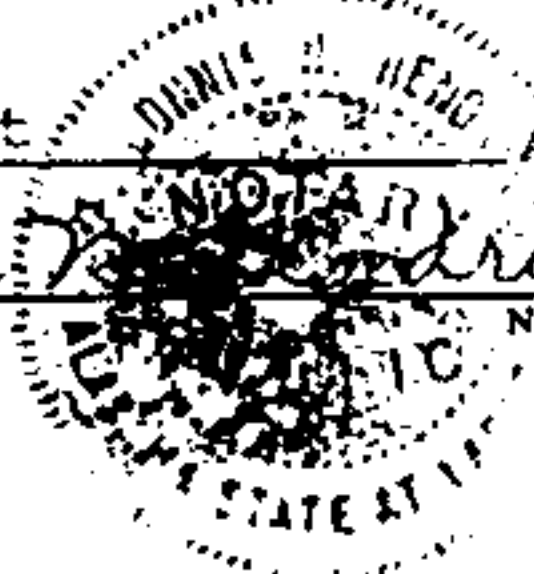
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. D. Carver and wife, Edith Virginia Carver, whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of August, A.D., 19 84

RETURN TO:

Stone, Patton, Kierce & Clifton
P. O. Box 237
Bessemer, Al. 35021

Connie R. Landrus
Notary Public.



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