

This instrument was prepared by

(Name) Marshall E. Smith, III

(Address) 4400 Gary Avenue
Fairfield, AL 35950



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations

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

James D. Oliver, Jr. and wife, Nancee Oliver

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

James D. Oliver, Jr. and Nancee Oliver

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

Shelby County, Alabama to-wit:

Lot No. 7 in Shelby Shores - 1976 Addition, according to map of said Shelby Shores- 1976 Addition, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 6, on page 107, being otherwise described as follows: Commence at the SW corner of the SW 1/4 of NE 1/4, Section 7, Township 22 South, Range 2 East; run thence Easterly along the Southern boundary of the Quarter-Quarter Section to a point where the same is intersected by the Eastern right of way line of Marina Road, and run thence in a Northerly and Northeasterly direction along the Western Boundary line of Lots 2, 3, 4, 5, and 6, to a point which is the Westernmost corner of said Lot 7 and the point of beginning of the property herein conveyed; thence continue in the same direction along said road 110.92 feet to a point; thence turn an angle of 90 deg. to the right and run Southeasterly 237 feet to the Easternmost corner of said Lot No. 7, thence turn to the right and run Southwesterly 113.08 feet to a point which is the Southernmost corner of said Lot 7; thence turn an interior angle of 101 deg. 13' 07" and run in a Northwesterly direction a distance of 215 feet along the line separating Lot 6 and 7 of said subdivision to the point of beginning. SUBJECT TO Restrictions as shown of record in said Probate Office in Miscellaneous Book 16, page 740, and as shown on map of said subdivision. SUBJECT TO utility easements of record.

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 hand(s) and seal(s), this 30th day of July, 19 84.

WITNESS:

Quinton J. Warner (Seal)
Deed to 50
Fee 2.50
Inv 1.00
400
1984 SEP 19 PM 2:31 (Seal)

James D. Oliver, Jr. (Seal)
James D. Oliver, Jr. (Seal)
Nancee Oliver (Seal)
Nancee Oliver (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Oliver, Jr. and Nancee Oliver whose names 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 30th day of July, A. D., 19 84