

769

2501-2

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. George Ronald Hardin

(Address) RT1, Box 25-A
Columbiana 35051

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1.5 Rev. 5/82 This deed prepared without examination or certification of Title.
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 ONE and No/100 (\$1.00) DOLLARS DOLLARS
in hand paid and execution and delivery of the following described purchase money mortgage,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JIMMY L. STONE and wife, DEBORAH R. STONE,
(herein referred to as grantors) do grant, bargain, sell and convey unto

GEORGE RONALD HARDIN and wife, CAROL HARDIN,

(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 NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 21 South,
Range 1 East, Shelby County, Alabama, thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$
Section a distance of 549.39 feet to the point of beginning; thence turn an angle of
72 deg. 34 min. 51 sec. to the left and run a distance of 436.60 feet to the West right
of-way of Shelby County Hwy. #7; thence turn an angle of 113 deg. 47 min. 59 sec. to
the right and run along said highway right-of-way a distance of 230.85 feet to the P.C.
of a right-of-way curve; thence run along said right-of-way curve (whose Delta Angle is
18 deg. 35 min. 54 sec. to the left, Tangent is 200.35 feet, Radius is 1223.57, Length
of Arc is 397.17 feet) to the point of Tangent; thence turn an angle of 89 deg. 06 min.
28 sec. to the right from tangent of said curve, and run a distance of 59.62 feet to
a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle of 68 deg. 16 min.
18 sec. to the right and run North along said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 617.92 feet
to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 21
South, Range 1 East; Shelby County, Alabama.

Subject only to the following liens, encumbrances, limitations and restrictions:

1. Taxes for 1984 and subsequent years, which became a lien on October 1, 1983,
but are not due and payable until October 1, 1984
2. Statutory right of redemption on the part of those entitled to redeem, as
provided in the laws of Alabama, from that certain mortgage foreclosure sale as evidenced
by that certain mortgage foreclosure deed dated September 7, 1984 and recorded in Real
Volume 1, at Pages 621-624, in the Office of the Judge of Probate of Shelby County, Alabama.

(CONTINUED ON REVERSE SIDE)

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. There is no
warranty or representation as to the condition or quality of any improvement upon this real
estate or any part or portion of this real estate.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 18th

day of September, 1984

WITNESS:

(Seal)

(Seal)

(Seal)

Jimmy L. Stone (Seal)
Jimmy L. Stone
Deborah R. Stone (Seal)
Deborah R. Stone

STATE OF ALABAMA }
SHELBY COUNTY }

Wade H. Morton, Jr. undersigned _____, a Notary Public in and for said County, in said State,
do hereby certify that Jimmy L. Stone and wife, Deborah R. Stone,
do hereby certify that they 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 18th day of September, A. D. 1984

Return to: Mr. & Mrs. Hardin (see above)
Stephen M. Morton
Notary Public.

(CONTINUATION OF DEED)

3. All easements and rights-of-way of record in said Probate Records.

The \$7,000.00 consideration for this deed is secured by a purchase money mortgage on the above described real estate from the Grantees to the Grantors, which was executed and delivered simultaneously herewith

SIGNED FOR IDENTIFICATION:

Jimmy L. Stone
Jimmy L. Stone

Deborah R. Stone
Deborah R. Stone

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STATE OF ALA. DEED 01.
I CERTIFY THIS
INSTRUMENT IS

1984 SEP 19 AM 9:19

Thomas W. Brantley, Jr.
JUDGE OF PROBATE

Deed tax 2.50
Reg. 5.00
Ind. 1.00
8.50

187 MAY 20 1980

RETURN TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

