

Patrick Edward Purcell
3861 *Lyndale Dr.*
Birmingham 3520

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35200

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-eight thousand and no/100 (\$ 48,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Henry Grady Yarborough, Jr., individually and as Executor of the Last Will & Testament of Henry Grady Yarborough, Sr., deceased (herein referred to as grantors) do grant, bargain, sell and convey unto

Patrick Edward Purcell and Jeanne Cox Cox

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

Shelby County, Alabama to-wit:

See attached exhibit "A".

Subject to taxes for 1985.

Subject to easements of record.

Subject to restrictions, covenants and conditions as set out in Miscellaneous Book 51, page 919, and as amended with the amendment recorded in the Probate Office of Shelby County, Alabama.

\$ 30,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 ~~X~~(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~(we) will and ~~our~~ (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, I have hereunto set my hand(s) and seal(s), this 5th day of November, 19 84

WITNESS:

(Seal)

(Seal)

(Seal)

Henry Grady Yarborough, Jr.
Henry Grady Yarborough, Jr.
Executor

(Seal)
Henry Grady Yarborough, Jr., individually
and as executor of the Last Will & Testament of Henry Grady Yarborough, Sr.,
deceased. _____
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Henry Grady Yarborough, Jr. whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily* on the day the same bears date.

Given under my hand and official seal this 5th day of November A. D., 19 84

Form 31-A

* both individually and as executor of the Last Will & Testament of Henry Grady Yarborough Sr., deceased. My Commission expires 1/23/86

Larry L. Halcomb

Notary Public

Exhibit "A"

Begin at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 19 South, Range 1 West, Shelby County, Alabama; thence run Westerly along the North line of said 1/4 1/4 a distance of 1,038.50 feet to a point; thence turn an angle of 88 deg. 10 min. to the right and run Southerly a distance of 288.51 feet to a point; thence turn an angle of 98 deg. 31 min. 38 sec. to the left and run 63.83 feet to a point; thence turn an angle of 24 deg. 14 min. 11 sec. to the right and run a distance of 381.39 feet to a point; thence turn an angle of 71 deg. 30 min. 49 sec. to the right and run Southerly a distance of 99.37 feet to a point; thence turn an angle of 60 deg. 03 min. 17 sec. to the left and run Southeasterly a distance of 206.44 feet to a point; thence turn an angle of 65 deg. 05 min. 10 sec. to the right and run Southerly a distance of 176.04 feet to a point; thence turn an angle of 29 deg. 47 min. 52 sec. left and run 191.00 feet to a point; thence turn an angle of 32 deg. 02 min. 07 sec. right and run 124.13 feet to a point; thence turn an angle of 39 deg. 12 min. 12 sec. left and run 73.09 feet to a point; thence turn an angle of 29 deg. 10 min. 44 sec. left and run 102.24 feet to a point on the North right of way line of Shelby County Highway #43; thence turn an angle of 72 deg. 48 min. 27 sec. left and run Northeasterly along said right of way line a distance of 347.71 feet to a point on the East line of said Southwest 1/4 of the Southwest 1/4 of Section 1, thence turn an angle of 44 deg. 48 min. 07 sec. left and run Northerly along said 1/4 1/4 line a distance of 930.40 feet to the point of beginning; being situated in Shelby County, Alabama.

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

1984 NOV -6 AM 9:52

007-676
Thomas H. Henderson, Jr.
JUDGE OF THE DATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>18.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL		<u>\$24.00</u>