

James R. Driver
P. O. Box 885
Calera, Alabama 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifteen Dollars (\$15.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged I, LOLA DRIVER, A Widow, (Herein referred to as Grantor) do grant, bargain, sell and convey unto JAMES RUSSELL DRIVER and wife, BETTY ANN DRIVER (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

One acre of land in the North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows:

Commence at the SW Corner of said North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$;

Thence run East along the South line of said twenty acres a distance of 130.0 feet, more or less to a point 270 feet West of the centerline of Shelby County #224;

Thence continue last course a distance of 270.0 feet;

Thence run Northeasterly along said centerline a distance of 210.0 feet;

Thence run West a distance of 270.0 feet;

Thence run Southwesterly and parallel with said road a distance of 210.0 feet to the Point of Beginning.

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

And I do for myself and for my heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend and 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 and seal this the 26th day of October, 1984.

Lola Driver
LOLA DRIVER

NOTARY ACKNOWLEDGEMENT

State of Alabama
County of Shelby

I, the undersigned, a Notary Public, in and for said county in said state, hereby certify that LOLA DRIVER, A Widow, whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that being informed of the contents of this deed has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 26th day of October, 1984.

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

1984 NOV -7 AM 10:17

Thomas H. Henderson, Jr.
JUDGE OF PROBATE

Laura Smith Willis
Notary Public
County of State at Large
My Commission expires, 8-4-87

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>1.00</u>
Mineral Tax		<u>2.50</u>
Recording		<u>1.00</u>