

This instrument was prepared by

806

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand Five Hundred Fifty and no/100----- DOLLARS

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

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

Lonnie Hyde and Karen Hyde

(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 Southeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Westerly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 699.42 feet to the point of beginning of the property herewith described; thence continue along last described course a distance of 784.29 feet to a point on the East right-of-way line of Interstate Highway Number 65 (I-65); thence turn an angle of 119 degrees 33 minutes 40 seconds to the right and run North-easterly along said right-of-way a distance of 470.20 feet to a point on the South right-of-way line of an Alabama Power Comapny right-of-way; thence turn an angle of 60 degrees 06 minutes 20 seconds to the right and run Easterly along the said right-of-way line of Alabama Power Company a distance of 547.57 feet to a point; thence turn an angle of 90 degrees 20 minutes 0 seconds to the right and run Southerly a distance of 409.46 feet to the point of beginning. Property being situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, containing 6.22 acres and marked at each corner with a steel rebar pin.

CONTINUED ON REVERSE SIDE

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, I have hereunto set MY hands(s) and seal(s), this 16th

day of November, 19 84.

WITNESS:

(Seal)

(Seal)

(Seal)

Billy Ray Coates
Billy Ray Coates

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Billy Ray Coates 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 16th day of November A. D., 19 84

William R. Justice
Notary Public.

Form 31-A

Harrison & Conwill

BOOK PAGE 25

BAC 24 KMT
 ALSO, an easement for ingress and egress from the East line of the above described property to the Northwest right-of-way line of Shelby County Highway #35 lying on the North side and parallel to the following described line: Commence at the Southeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Westerly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 699.42 feet; thence turn an angle of 90 degrees to the right and run North 324.41 feet to the point of beginning of the line herein described; thence turn an angle of 90 degrees to the right and run East a distance of 268.54 feet; thence turn an angle of 34 degrees 52 minutes to the right and run Southeasterly 390.73 feet, more or less, to a point on the Northwest right-of-way line of Shelby County Highway #35 and the ending point of the line herein described.
 Situated in Shelby County, Alabama.

The above described property is not the homestead of the grantor.

\$12,550.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

GRANTORS ADDRESS:
 P.O. Box 265
 Due West, South Carolina 29639

GRANTEES ADDRESS
 2025 Little Mtn Circle
 Apt A-6
 Pelham, Ala 35124

BOOK 600 PAGE 26

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

1984 NOV 16 AM 10:43

Thomas A. Snowden, Jr.
 JUDGE OF PROBATE

*Need tax 300
 Rec 500
 Ind 100
 900*

Recording Fee \$
 Deed Tax \$ \$

This form furnished by
**HARRISON, CONWILL, HARRISON
 & JUSTICE**
 P. O. Box 557
 Columbiana, Alabama 35051

**WARRANTY DEED
 JOINT TENANTS WITH
 RIGHT OF SURVIVORSHIP**

TO

Return to:

