

This instrument was prepared by

# 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 Thirty Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein  
Ruth Albright Edmondson and husband, Leo W. Edmondson;  
Ruby Gertrude Albright, an unmarried woman  
herein referred to as grantors) do grant, bargain, sell and convey unto  
Ronald Lee Byrd and Martha Ann Byrd

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

Shelby County, Alabama to-wit:

A tract of land located in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 31, Township 21 South, Range 2 West, more particularly described as follows: Consisting of the East 866.15 feet of the South 123.5 feet of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 31, Township 21 South, Range 2 West, and the East 866.15 feet of the North 480 feet of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 31, Township 21 South, Range 2 West. ALSO a parcel of land described as: Commence at the NE corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 31, Township 21 South, Range 2 West, thence South along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for 480 feet; thence turn right 94 degrees 11 minutes for 866.15 feet to the point of beginning; thence turn right 85 degrees 49 minutes and run North along the West line of the 12 acre tract described above for 30 feet; thence turn left 85 degrees 49 minutes and run West parallel with the Westward extension of the South line of said 12 acre tract described above for 1174.02 feet; thence turn right 85 degrees 49 minutes and run North parallel with the West line of said 12 acre tract described above for 15 feet; thence turn left 85 degrees 49 minutes and run West parallel with the Westward extension of the South line of the 12 acre tract described above for 683.4 feet to the centerline of Shelby County Highway # 107 ;  
LEGAL DESCRIPTION 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, we have hereunto set our hands(s) and seal(s), this 14th day of November, 19 84.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Ruth Albright Edmondson (Seal)  
Ruth Albright Edmondson  
Leo W. Edmondson (Seal)  
Leo W. Edmondson  
Ruby Gertrude Albright (Seal)  
Ruby Gertrude Albright

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 Ruth Albright Edmondson and husband, Leo W. Edmondson;  
Ruby Gertrude Albright, an unmarried woman  
whose name s 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 14th day of November, A. D., 19 84

Form 31 A

William R. Justice  
Notary Public

CONTINUATION OF LEGAL DESCRIPTION:

thence turn left and run South along the centerline of Shelby County Highway #107 for 60 feet; thence turn left and run East parallel with the Westward extension of the South line of the 12 acre tract described above for 683.4 feet; thence turn right 85 degrees 49 minutes and run South parallel with the Southward extension of the West line of the 12 acre tract described above for 15 feet; thence turn left 85 degrees 49 minutes and run East parallel with the Westward extension of the South line of the 12 acre tract described above for 1174.02 feet; thence turn left 94 degrees 11 minutes and run North along the Southward extension of the West line of the 12 acre tract described above for 30 feet to the point of beginning. Situated in Shelby County, Alabama.

\$20,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

RECORDING FEES

|               |    |       |
|---------------|----|-------|
| Mortgage Tax  | \$ |       |
| Deed Tax      |    | 10.00 |
| Mineral Tax   |    |       |
| Recording Fee |    | 5.00  |
| Index Fee     |    | 2.00  |
| TOTAL         | \$ | 17.00 |

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

1984 NOV 20 PM 3:21

*[Signature]*  
CLERK

Return to:

TO

WARRANTY DEED  
JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP

Recording Fee \$  
Deed Tax \$

This form furnished by

HARRISON, CONWILL, HARRISON

& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

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