

998

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

1306

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we (herein
Ronald Lee Byrd and wife, Martha Ann Byrd

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

Ruth Albright Edmondson, Leo W. Edmondson and

Ruby Gertrude Albright

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

Shelby

County, Alabama to-wit:

A perpetual easement for ingress and egress of the following described property and any road construction thereon:

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; 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

LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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

day of November, 19 84.

1441

WITNESS:

(Seal)

(Seal)

(Seal)

Ronald Lee Byrd
Ronald Lee Byrd

(Seal)

(Seal)

Martha Ann Byrd
Martha Ann Byrd

(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 Ronald Lee Byrd and wife, Martha Ann Byrd, whose name S are 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. 1984

William R. Justice

Notary Public

Form 31-A

NOTARY PUBLIC
STATE OF ALABAMA

CONTINUATION OF LEGAL DESCRIPTION

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.

Grantees may sell the right for ingress and egress to any purchaser of any property which joins or abuts the above described property.

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

1984 NOV 20 PM 3:19

John P. Johnson, Jr.
JUDGE OF ESTATE

RECORDING FEES

Mortgage Tax	\$	50
Deed Tax		
Mineral Tax		
Recording Fee	\$	5.00
Index Fee		2.00
TOTAL		7.50

Return 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

617-600-3300