

SEND TAX NOTICE TO:

This instrument was prepared by
Thomas E. Kincaid
118 North 18th Street
Bessemer, Alabama 35020

SEND TAX NOTICE TO:

266

366

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Five Thousand and No/100 Dollars (\$35,000.00), the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, JAMES V. TERRELL, an unmarried man, (herein referred to as Grantor), do grant, bargain, sell and convey unto EDDIE LOVELADY AND TISIA B. LOVELADY, (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 Northwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 1, Township 22 Range 3 West, thence run East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 731.93 feet to the point of beginning; thence continue East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 584.76 feet to the Northeast corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn an angle of 87° 48' 42" to the right and run a distance of 46.35 feet; thence turn an angle to 75° 27' 40" to the right and run a distance of 76.20 feet; thence turn an angle of 50° 34' 51" to the left and run a distance of 52.01 feet; thence turn an angle of 67° 36' 55" to the right and run a distance of 28.28 feet; thence turn an angle of 45° 00' 01" to the left and run a distance of 40.70 feet; thence turn an angle of 34° 34' 35" to the left and run a distance of 30.00 feet; thence turn an angle of 84° 00' 22" to the right and run a distance of 467.06 feet; thence turn an angle of 99° 38' 44" to the right and run a distance of 140.00 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, T-22-S, R-3-W, Huntsville Meridian, Shelby County, Alabama and containing 1.93 acres.

Also, an easement for driveway described as: Fifteen feet on either side of a center line as described as follows: Commence at the Northwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 1, T-22-S, R-3-W, thence run East along the North line of the said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 731.93 feet; thence turn an angle of 104° 22' 56" to the right and run a distance of 110.00 feet to the point of beginning; thence continue in the same direction a distance of 472.15 feet to a point of the Northeast R/W line of Shelby County Hwy. No. 22, and the point of ending. Situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, T-22-S, R-3-W, Huntsville Meridian, Shelby County, Alabama.

Also, commence at the Northwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, T-22-S, R-3-W, thence run East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 731.93 feet; thence turn an angle of 104° 22' 56" to the right and run a distance of 140.00 feet to the point of beginning; thence continue in the same direction a

Tisia Baker Lovelady
C/o Mrs. Tommy Baker
Box 381

distance of 140.00 feet; thence turn an angle of 90° 00' to the left and run a distance of 474.38 feet; thence turn an angle of 93° 39' 06" to the left and run a distance of 218.68 feet; thence turn an angle of 95° 59' 38" to the left and run a distance of 467.06 feet to the point of beginning. Situated in the NE¼ of the SE¼ of Section 1, T-22-S, R-3-W, Huntsville Meridian, Shelby County, Alabama and containing 1.92 acres. (James V. Terrell is the Surviving grantee in Deed recorded in Deed Book 299, Page 208 and Deed Book 299, Page 209, in the Probate Office of Shelby County, Alabama, Carolyn Terrell having died on or about the 26th day of January 19 84.)

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 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 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 and seal, this 30th day of November, 1984.

WITNESS:

Connie N. Hendrix

James V. Terrell
JAMES V. TERRELL

(SEAL)

STATE OF ALABAMA)
JEFFERSON COUNTY)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Re-Recorded
1985 FEB 6 PM 2:00

Rec 5.00
Fid 1.00
6.00

I, the undersigned, a Notary Public for said County, in said State, hereby certify that James V. Terrell, an unmarried man, 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 30th day of November, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 DEC -7 PM 2:20

Deborah Ann Bissell
NOTARY PUBLIC

Deed Tax 35.00
Rec 5.00
Fid 1.00
41.00

NOTARY PUBLIC
SHELBY COUNTY, ALA.