

BOOK 019 PAGE 209

SEND TAX NOTICE TO: Fox Valley Mart (Name) Box A (Address) Maylene, AL 35114

This instrument was prepared by Mike T. Atchison, Attorney (Name) Post Office Box 822 (Address) Columbiana, Alabama 35051

Form 1-15 Rev. 3/83

STATE OF ALABAMA } COUNTY
 SHELBY }
 KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Dollars (\$100.00) and other good and valuable considerations, DOLLARS

Frank Griffin and wife, Martha O. Griffin (herein referred to as grantors) do grant, bargain, sell and convey unto Frank Alan Griffin and wife, Susie G. Griffin (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Begin at the Northeast corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; Thence South 16 degrees 39 minutes West 1250.00 feet to the point of beginning; thence right 72 degrees 54 minutes in a westerly direction 210.00 feet (Point A); thence left 90 degrees 00 minutes in a southerly direction 210.00 feet; thence left 90 degrees 00 minutes in an Easterly direction 210.00 feet; thence left 90 degrees 00 minutes in a Northerly direction 210.00 feet to the point of beginning. ALSO a 30.00 foot easement being 15.00 feet on each side of the following centerline: Begin at POINT A; thence Easterly along the North line of above described property 15.00 feet to point of beginning of centerline herein described; thence left 90 degrees 00 minutes in a Northerly direction 350.00 feet; thence left 90 degrees 00 minutes in a westerly direction 300.00 feet to intersection with the Southeast right-of-way of a public road, said intersection being the terminus of centerline herein described.

Situated in Shelby County, Alabama. According to the survey of W. M. Varmon, R.L.S., Alabama Cert. No. 9324, dated January 17, 1984.

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 (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 (and seals), this 27th day of February, 1985

WITNESSES: Gold Tax 5.50, 1.00, 4.00
 STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT HAS FILED
 1985 FEB 27 PM 2:04
 JUDGE OF PROBATE
 STATE OF ALABAMA } COUNTY
 SHELBY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank Griffin and wife, Martha O. Griffin whose name is signed in the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the same, they executed the same voluntarily on the day the said date. Given under my hand and official seal this 27th day of February, 1985.

