



This instrument was prepared by

(Name) Charles L. Kerr, Attorney

(Address) 117 9th Street NE, Leeds, Ala.

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Two Thousand Five Hundred DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Pruett H. Colley and wife Eddie Mae Colley and Dorothy M. Kontur, a single woman,  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Danny Newton and Donna Newton

(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 a point on the north right of way line of the Central of Georgia Railroad and the east line of the SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 32, Township 17 South, Range 1 East, thence north along the east line of said  $\frac{1}{4}$   $\frac{1}{4}$  section 316.21 feet to the NE corner of the SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of said section; thence S  $68^{\circ} 37'$  W 157.33 feet to the easterly right-of-way of Highway #25; thence S  $5^{\circ} 35'$  W along said right-of-way 90.1 feet; thence S  $2^{\circ} 47'$  W along said right-of-way 180.06 feet; thence S  $3^{\circ} 09'$  E along said right-of-way 72.68 feet; thence S  $10^{\circ} 47'$  E along said right-of-way 77.16 feet to the northerly right-of-way of said Central of Georgia Railroad; thence N  $34^{\circ} 50'$  E along said right-of-way 82.72 feet; thence N  $43^{\circ} 46'$  E along said right-of-way 61.34 feet; thence N  $50^{\circ} 02'$  E along said right-of-way 72.93 feet to the point of beginning; subject to all rights-of-ways and easements of record and 1985 taxes.

(\$20,000 of the above consideration was paid from the proceeds of a mortgage executed simultaneously herewith.)

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 hand(s) and seal(s), this 9th day of May, 1985

WITNESS:

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

1985 MAY 13 AM 10:08

JUDGE OF PROBATE

Pruett H. Colley (Seal)

Eddie Mae Colley (Seal)

Dorothy M. Kontur (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said State, hereby certify that Pruett H. Colley et ux Eddie Mae Colley & Dorothy M. Kontur, whose names are signed to the foregoing conveyance, and who are known to 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 9th day of May, A. D., 1985