

927

SEND TAX NOTICE TO:

(Name) Claude H. Merrifield and  
Carolyn M. Merrifield

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/62

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-FOUR THOUSAND, SIX HUNDRED & NO/100 (\$34,600.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joe Adaway, an unmarried man

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

Claude H. Merrifield and Carolyn M. Merrifield

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

Shelby

County, Alabama to-wit:

From the NE corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 1, Township 20 South, Range 1 West run Westerly along the North boundary line of said  $\frac{1}{4}$   $\frac{1}{4}$  section 206.49 feet to the point of beginning of the land herein described; thence continue Westerly along last said course for 220.0 feet; thence turn an angle of 88 deg. 50 min. 45 sec. to the left and run Southerly 400.0 feet; thence turn an angle of 91 deg. 09 min. 15 sec. to the left and run Easterly 220.0 feet; thence turn an angle of 88 deg. 50 min. 45 sec. to the left and run Northerly 400.0 feet to the point of beginning; being situated in Shelby County, Alabama. This land being a part of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 1, Township 20 South, Range 1 West.

ALSO

A perpetual but non-exclusive easement for ingress and egress over and along the existing dirt road leading Westerly from the West boundary of that certain property conveyed to grantee herein by deed recorded in Deed Book 295 page 309 in the Probate Records of Shelby County, Alabama, said easement being 15 feet on either side of the center line hereinafter described, totaling 30 feet in width, and more particularly described as follows: Commence at the NW corner of the property conveyed to grantee by deed recorded in Deed Book 295 page 309 in said Probate Records; and run thence Southerly along the Western boundary thereof a distance of 272 feet, more or less, to the center line of the existing dirt drive leading to said property, and the point of beginning of the center line herein described; and run thence in a Westerly direction along the center line of the existing dirt road to a point where the same intersects the present dirt public road.

The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this 16day of May, 19 85.

WITNESS:

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

1985 MAY 17 PM 4:22

(Seal)

(Seal)

(Seal)

(Seal)

(Joe Adaway)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Adaway, 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 16

day of

May

My Commission Expires March 26, 1989

F.N.B.C.

