

3341

SEND TAX NOTICE TO:

(Name) Ruby Louise Hines & Roland O. Hines

(Address) Rt 1 Box 295 B
Sterrett, Ala., 35147

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

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 OTHER VALUABLE CONSIDERATION & ONE AND NO/100 (\$1.00) DOLLARS

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

Jewel Blackerby, a widow

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

✓ Ruby Louise Hines and her husband, Roland O. Hines

(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 NW corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama and run Northerly along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ a distance of 449.81 feet to a point; thence turn an angle of 88 deg. 51' 16" to the right and run Easterly a distance of 443.31 feet to a point; thence turn an angle of 91 deg. 12' 03" to the right and run Southerly a distance of 446.97 feet to a point on the South line of same said $\frac{1}{4}$ $\frac{1}{4}$; thence turn an angle of 88 deg. 25' 51" to the right and run Westerly along said South line a distance of 442.94 feet to the point of beginning, containing 4.55 acres.

Together with an easement of a uniform width of 30 feet to provide ingress and egress to and from the above described property and Shelby County Highway No. 11, said easement being more particularly described as follows: Begin at the NW corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, and run Easterly along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ a distance of 30.01 feet to a point; thence turn an angle of 91 deg. 25' 40" to the right and run Southerly 30.0 feet East of and parallel with the West line of said $\frac{1}{4}$ $\frac{1}{4}$ a distance of 877.80 feet to a point; thence turn an angle of 88 deg. 51' 16" to the right and run Westerly a distance of 30.01 feet to a point on the West line of same said $\frac{1}{4}$ $\frac{1}{4}$; thence turn an angle of 91 deg. 08' 44" to the right and run Northerly along the said West line a distance of 877.86 feet to the point of beginning.

According to survey of Joseph E. Conn, Jr., Registered Land Surveyor, dated May 21, 1985. Subject to easements and rights of way of record.

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 17th

day of June, 19 85.

WITNESS:

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

1985 JUN 17 AM 10 05

Seal tax 2.00
Seal 2.50
Seal 1.00
5.50

(Seal)

(Seal)

(Seal)

Jewel Blackerby (Seal)
(Jewel Blackerby) (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 Jewel Blackerby, a widow, 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, executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 17th day of June, A. D. 19 85.

Notary Public.