

SEND TAX NOTICE TO:

(Name) Fred A & Helen H Blackwell

(Address) Rt 3 Box 776 Pelham, AL 35124

This instrument was prepared by

636

(Name) _____

(Address) _____

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., BIRMINGHAM, AL.

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Dollar and other good consideration

DOLLARS

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

Roy Edward Dunaway and Wife, Margie Marie Dunaway and Louie Morris Bush and
Wife, Doris Helen Bush

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

Fred A. Blackwell and Wife, Helen H. Blackwell

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

Shelby

County, Alabama to-wit:

A parcel of land situated in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama. and more particularly described as follows: Commence at the Northeast corner of Section 13; thence run in a Westerly direction along the North line thereof, a distance of 325.36 feet; thence an angle left of 61 degrees 22 minutes 30 seconds and run in a Southwesterly direction a distance of 194.40 feet; thence an angle of 4 degrees 14 minutes and continue in a Southwesterly direction a distance of 55.72 feet to the Point of Beginning; thence an angle left of 109 degrees 42 minutes and run in a Southeasterly direction a distance of 313.05 feet to a point on the Westerly Right of Way Line of Shelby County No. 33; thence an angle right of 103 degrees 13 minutes and run in a Southwesterly direction along said right of way line a distance of 24.28 feet; thence an angle right of 78 degrees 32 minutes; thence run in a Northwesterly direction a distance of 316.08 feet; thence an angle right of 109 degrees 52 minutes, and run in a Northeasterly direction a distance of 24.40 feet to the point of beginning.

BOOK Addendum:

1. To correct description Parcel 2, same becoming a part of parcel 2.
2. Original deed dated January 15, 1979 lost, Grantees hold copy of said deed.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, _____ have hereunto set _____ hand(s) and seal(s), this 3 8

day of July, 1985

WITNESS:

STATE OF ALABAMA

NOTARIAL SEAL

I CERTIFY THIS

INSTRUMENT TO BE

CORRECTED

1985 JUL 12 AM 11:01

Rec 200
(Seal) 300

5.50

(Seal)

STATE OF ALABAMA JUDGE _____

Shelby COUNTY

I, Virginia Johnson

a Notary Public in and for said County, in said State, hereby certify that Roy Edward Dunaway & wife, Margie Marie Dunaway and Louie Morris Bush, & wife, whose name 's are signed to the foregoing conveyance, and who are Doris Helen Bush known to me acknowledge and before 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 8th day of July 1985

Virginia Johnson
MY COMMISSION EXPIRES JUNE 1986
NOTARY PUBLIC