

13.50

(Name) \_\_\_\_\_

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

This instrument was prepared by

319

(Name) Jon B. Terry of Bains and Terry

(Address) 1813 Third Avenue, North, Bessemer, Alabama 35020

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 TEN THOUSAND AND NO/100 (\$10,000.00) -----DOLLARS

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

**ROBIN C. MARCUM**, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto **LARRY GUY and RUTH GUY**, husband and wife

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

SHELBY

County, Alabama to-wit:

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, thence run easterly along the north line of said Section 25, a distance of 1,353.27 feet to a point, thence turn an angle of 51 degrees 15 minutes 26 seconds to the right and run southeasterly a distance of 192.32 feet to a point, thence turn an angle of 51 degrees 15 minutes 26 seconds to the left and run easterly a distance of 46.55 feet to the point of beginning of the property being described, thence continue along last described course a distance of 46.54 feet to a point, thence turn an angle of 34 degrees 33 minutes 42 seconds to the right and run southeasterly a distance of 298.49 feet to a point on the west water line of Reed Creek Slough of Lay Lake, thence turn an angle of 119 degrees 43 minutes 44 seconds to the right and run southwesterly along the said water line of said Lay Lake a chord distance of 85.0 feet to a point, thence turn an angle of 69 degrees 24 minutes 37 seconds to the right and run northwesterly a distance of 298.45 feet to the point of beginning.

The above described property is subject to any and all easements, reservations, set back lines, restrictive covenants, rights of way, oil, gas, mineral and mining rights, access for purposes of ingress and egress and rights of upper and lower riparian owners in and to the waters bordering subject property, any and all of which may be of record in the office of the Judge of Probate, Shelby County, Alabama.

The above described property does not constitute the homestead of the grantor or his spouse.

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 3<sup>rd</sup>

day of September, 19 85.

WITNESS:

1985 SEP -6 AM 9:50

Deed tax - 10.00

Rec-250

Ind-100

(Seal) 3.50

Robin C. Marcum (Seal)

ROBIN C. MARCUM (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robin C. Marcum, a married 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 3<sup>rd</sup> day of September, A. D., 19 85

[Signature] Notary Public.

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