

1028

(Name) Larry Bulliner
(Address) 2605 Gallaher Ferry
Prichard, AL 37932

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law
Post Office Box 822
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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 Forty Thousand and no/100(\$40,000.00) DOLLARS

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

Lloyd W. Chesser and wife, Margaret B. Chesser

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

Larry Bulliner and Patricia M. Bulliner

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION.

Subject to the following:

1. 1985 taxes and subsequent years.
2. Minerals and mining rights previously excepted.
3. Easements, restrictions, rights of way, of record.

The full purchase price was paid from a mortgage loan closed simultaneously with deliver of this deed.

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, we have hereunto set OUR hand(s) and seal(s), this 29th day of August, 1985.

WITNESS:

(Seal)

(Seal)

(Seal)

Lloyd W. Chesser (Seal)
Lloyd W. Chesser
Margaret B. Chesser (Seal)
Margaret B. Chesser

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lloyd W. Chesser and wife, Margaret B. Chesser whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged 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 29th day of August, A.D., 19 85

Jeff. G. S. S.
215-70

Birney Thurt
Notary Public.

BOOK 041 PAGE 721

LEGAL DESCRIPTION:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Commence at a point where the Southerly line of the Florida Short Route Highway, being U.S. Highway 280, right-of-way intersects the Westerly line of the Old Harpersville Road in the NW 1/4 of the SE 1/4 of Section 27, Township 19 South, Range 1 West, and run thence in a Westerly direction along the chord of a curve for a distance of 394.69 feet to the point of beginning of the property herein described; thence turn an angle to the left of 7 degrees 36 minutes and run in a Southwesterly direction along the chord of a curve, concave to the South, for a distance of 100.05 feet to the P.T. of said curve; thence turn an angle of 1 degree 23 minutes 30 seconds to the left and run along the South line of said Florida Short Route Highway a distance of 20.0 feet; thence turn an angle to the left of 87 degrees 15 minutes and run in a Southeasterly direction for a distance of 270.82 feet to a point on the Northerly right-of-way of Highway 280 (recorded in Highway ROW Map Book 4, Page 126-K); thence turn an angle to the left of 90 degrees 00 minutes and run along the Northerly right-of-way line of said Highway 280 a distance of 120.00 feet to a concrete monument; thence turn an angle to the left of 90 degrees 00 minutes and run Northwesterly a distance of 274.15 feet to the point of beginning.

ALSO, a perpetual non-exclusive easement over and across a 30-foot easement, lying 15 feet each side of the centerline described as follows:

Begin at the Southeast corner of the above described parcel of land, and run North along the East line of said parcel a distance of 15 feet to the point of beginning of the centerline of said easement; thence turn an angle of 90 degrees right and run a distance of 45 feet, more or less, to a point; thence turn an angle of 40 degrees right and run a distance of 48 feet to the intersection of said centerline with the Westerly right of way of Old Harpersville Road and the point of ending of said easement.

The grantors herein reserve unto themselves, their heirs and assigns, a perpetual non-exclusive easement over and across the South 30-feet of the above described parcel of land.

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 SEP 19 AM 8:49

Thomas H. [Signature]
JUDGE OF THE COURT

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		_____
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>6.00</u>

15 SEP 1985

RETURN TO

JEROMESON FEDERAL SAVINGS
210 1ST STREET
BIRMINGHAM, ALABAMA 35201
#00/60/02985370

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
TITLE Insurance
BIRMINGHAM, ALA.