

1957

SEND TAX NOTICE TO:

(Name) John Wayne Barron
2008 Flagstone Drive, Apt. 701
(Address) Madison, Alabama 35758

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(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 SIX THOUSAND DOLLARS AND NO/100-----(\$6,000.00) DOLLARS

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

Aubrey D. Byrd and wife, Estelle M. Byrd

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

John Wayne Barron and Jewel O. Barron

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

SHELBY

County, Alabama to-wit:

A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 3 West, described as follows: Commence at the Southeast corner of said Quarter-Quarter Section, thence North along the East line of said Quarter-Quarter 900 feet; thence 88 degrees 30 minutes left 380 feet to the point of beginning of boundary of tract of land herein described; thence continue along the last mentioned course 200 feet; thence 88 degrees 30 minutes right 290.36 feet to a point 30 feet South of the South right-of-way boundary of the county public road, thence 96 degrees 19 1/2 minutes right along a line parallel with and 30 feet South of said County Road 200.71 feet to the intersection with the West right-of-way boundary of a street, thence 83 degrees 40 1/2 minutes right along said street right of way 273.48 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to current taxes, restrictions, liens and rights-of-way of record.

STATE OF ALABAMA }
SHELBY COUNTY }
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 OCT -4 PM 1:11

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed Tax - 6.00
Rec 2.50
Ind. 1.00
9.50

043 PAGE 657

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of 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 4th day of October, 1985

WITNESS:

(Seal)

(Seal)

(Seal)

x Aubrey D Byrd (Seal)
Aubrey D. Byrd
Estelle M. Byrd (Seal)
Estelle M. Byrd (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Aubrey D. Byrd and wife, Estelle M. Byrd whose name is 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 4th day of October, A. D., 19 85

Ramona S. Wilder
Notary Public