

2948



This instrument was prepared by

(Name) Marshall E. Smith, III

(Address) 4400 Gary Avenue, Fairfield, AL 35064

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
TITLE AND LEGAL DESCRIPTION NOT EXAMINED.
STATE OF ALABAMA

Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten dollars and other good and valuable consideration DOLLARS

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

Angelina M. Buchanan and husband, Samuel W. Buchanan

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

✓ Angelina M. Buchanan and Samuel W. Buchanan

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

Shelby County, Alabama to-wit:

Lot 5, according to the Survey of Montalbano Estates, as same is recorded in Map Book 5, Page 36, in the office of the Judge of Probate of Shelby County, Alabama.

AND

Part of the SW 1/4 of SE 1/4, Section 15, Township 19, Range 2 West, being more particularly described as follows: Begin at the northeast corner of said 1/4-1/4 and run thence south along the east line of said 1/4-1/4 a distance of 437.5 feet to Caldwell Mill Road; thence northwesterly along Caldwell Mill road 562 feet to the north line of SW 1/4 of SE 1/4; thence east along the north line of said 1/4-1/4 a distance of 331.0 feet to the point of beginning. Fee Simple.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 16th day of October, 19 85

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
Deed Tax \$0
Res 2.50
Jud 1.00 1985 OCT 23 AM 9:09 (Seal)
4.00
Thomas A. Buchanan, Jr. (Seal)
JUDGE OF PROBATE

Angelina M. Buchanan (Seal)
Angelina M. Buchanan
Samuel W. Buchanan (Seal)
Samuel W. Buchanan

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angelina M. Buchanan and Samuel W. Buchanan whose names 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 16th day of October A. D., 1985

5335 Caldwell Mill Rd
B'ham, AL 35243