

770

SEND TAX NOTICE TO:
 Name: Joseph P. Sanders, Jr.
 Address: Rt. 1 Box 695
 Maylene, AL 35114

This instrument was prepared by:
 Mike T. Atchison, Attorney at Law
 Post Office Box 822, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED AND NO/100 (\$500.00)-----Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, CHARLOTTE W. POE, a married woman (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto JOSEPH P. SANDERS, JR. AND HELEN G. SANDERS, as joint tenants with right of survivorship (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SW corner of said SW 1/4 of NW 1/4 and run Northerly along the West line of said 1/4-1/4, 556.00 feet; thence turn right and run parallel to the South line 80.00 feet; thence turn right and run parallel to the West line 556.00 feet to the south line of said 1/4-1/4; thence turn right and run along said South line 80.00 feet to the point of beginning.
 Situated in Shelby County, Alabama.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HER SPOUSE.

Subject to Oil and Gas Lease as shown in Deed Book 339, Page 146.
 Minerals and mining rights excepted previously in Deed Book 349, Pages 839, 841 & 843.
 TO HAVE AND HOLD to 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31ST day of October, 1985.

Deed TAX .50
 Rec 2.50
 Sub 1.00
 4.00

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

1985 NOV 13 PM 12:09

Charlotte W. Poe
 Charlotte W. Poe

STATE OF ALABAMA
 SHELBY COUNTY

James A. Sanders, Jr.
 JUDGE OF PROBATE

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charlotte W. Poe, a married woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31ST day of October, 1985.

MY COMMISSION EXPIRES AUGUST 14, 1988

My commission expires _____

W. W. Smith
 NOTARY PUBLIC

EMMETT CLOUD REALTY COMPANY
 6102 Valley Station Road
 Helena, Alabama 35080

048 916