

(Name) ✓ Johnny Padgett(Address) Box 216 B Wilhamsville, AL

3,000.00

35186

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 3/82

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 TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

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

Ocie Hardy, a single man

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

Johnny Padgett and wife, Sherry Padgett

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

Shelby

County, Alabama to-wit:

TRACT 1

A part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama described as follows: Beginning at the Southeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama and run thence Westerly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 438.0' to a point, thence turn an angle of 153°-25' -06" to the right and run Northeasterly a distance of 502.21' to a point on the East line of same said $\frac{1}{4}$ - $\frac{1}{4}$, thence turn an angle of 119°-24' -54" to the right and run Southerly along said East line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 225.0' to the point of beginning, containing 1.13 acres and subject to all agreements, easements and/or restrictions of probated record.

TRACT 2

A part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama described as follows: Beginning at the Southwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama and run thence Easterly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 378.66' to a point, thence turn an angle of 87°-10' -00" to the left and run Northerly a distance of 720.49' to a point on the Westerly right of way line of Shelby County Highway 61, thence turn an angle of 37°-55' -00" to the left and run Northwesterly along the said right of way line of said highway a distance of 81.37' to a point, thence turn an angle of 142°-05' -00" to the left and run Southerly a distance of 312.95' to a point, thence turn an angle of 51°-02' -00" to the right and run Southwesterly a distance of 422.11' to a point, thence

(CONTINUED ON REVERSE SIDE)

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 25th day of October, 19 85.

WITNESS:

(Seal)

Ocie Hardy
Ocie Hardy

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authorityhereby certify that Ocie Hardy, a single 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 25th day of October, A. D., 19 85

Notary Public.

turn an angle of 51° -02' -00" to the left and run Southerly a distance of 225.0' to the point of beginning, containing 3.50 acres and subject to all agreements, easements and/or restrictions of probated record.

Ocie, Hardy

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 NOV 20 AM 8 30

Thomas A. Hamilton, Jr.
JUDGE OF PROBATE

Deed TAX 3.00
Rec 5.00
Inst 1.00

9.00

BOOK 049 PAGE 755

1985 NOV 20 AM 8 30

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

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