

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand One Hundred Thirty-Nine and no/100----- DOLLARS

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

James Wesley Crim and wife, Karen Crim

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

✓ Francis J. Markle and wife, Anita B. Markle

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

Shelby

County, Alabama to-wit:

Part of Section 24, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From the Southeast corner of Section 24, run in a Westerly direction along the South line of said Section for a distance of 670.26 feet; thence turn an angle to the right of 91 degrees 57 minutes 50 seconds and run in a Northerly direction for a distance of 613.22 feet to the point of beginning; thence turn an angle to the left of 84 degrees 36 minutes 30 seconds and run in a Westerly direction for a distance of 306.19 feet; thence turn an angle to the right of 97 degrees 00 minutes 14 seconds and run in a Northeasterly direction for a distance of 285.39 feet, more or less, to a point in the centerline of Crenshaw Road; thence turn an angle to the right of 68 degrees 22 minutes 56 seconds and run in a Northeasterly direction along the center line of said road for a distance of 74.15 feet; thence turn an angle to the left of 5 degrees 36 minutes 20 seconds and run in a Northeasterly direction along the center line of said road for a distance of 176.25 feet; thence turn an angle to the right of 104 degrees 49 minutes 40 seconds and run in a Southerly direction for a distance of 364.50 feet, more or less, to the point of beginning, containing 2.00 acres, more or less, together with a non-exclusive easement for ingress-egress being more particularly described as follows: The following is a description of a 25' wide non-exclusive ingress-egress easement, being 12.5 feet on either side of the centerline, said centerline being more particularly described as follows: LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE

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 hands(s) and seal(s), this 25th day of November, 19 85.

WITNESS:

(Seal)

(Seal)

(Seal)

James Wesley Crim
James Wesley Crim

(Seal)

(Seal)

Karen Crim
Karen Crim

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Wesley Crim and wife, Karen Crim 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of November, A. D., 19 85

Form 31-A



Judy R. Harris
Notary Public.

Notary Public.

RE 1 Box 57-B
Columbiana, AL
35051

CONTINUATION OF LEGAL DESCRIPTION

From the Southeast corner of SEction 24, Township 20 South, Range 1 West, Shelby County, Alabmaa, run in a Westerly direction along the South line of said Section 24 for a distance of 670.26 feet; thence turn an angle to the right of 91 degrees 57 minutes 50 seconds and run in a Northerly direction for a distance of 388.09 feet; thence turn an angle to the left of 75 degrees 18 minutes and run in a Northwesterly direction for a distance of 359.42 feet; thence turn an angle to the right of 86 degrees 41 minutes and run in a Northeasterly direction for a distance of 216.97 feet to an existing iron pin being the point of beginning; thence continue in a Northeasterly direction along last mentioned course for a distance of 81.35 feet; thence turn an angle to the left of 21 degrees 26 minutes and run in a Northwesterly direction for a distance of 197 feet, more or less, to a point on the Southerly right-of-way line of Crenshaw Road and the point of ending.

GRANTEES ADDRESS:
Route 1, Box 57 D
Columbiana, Alabama 35051

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

1985 DEC -3 PM 2:41

Thomas A. Harrison, Jr.
JUDGE OF THE COURT

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		3.50
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	9.50

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

HARRISON, CONWILL, HARRISON
& JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

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