

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 One Dollar and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, herein Oliver Clark and wife, Ruth Clark; Lola Mae Cox and husband R.V. Cox; Henry Clark and wife, Catherine Elaine Clark; Roslyn Phelps and husband, Paul Phelps

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

✓ James R. Clark and Mary V. Clark

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

County, Alabama to-wit:

Commence at the NW corner of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 18, Township 20, Range 3 West, thence run East along the North line of said forty a distance of 396 feet to a point; thence South and parallel with the West line of said forty a distance of 155 feet to point of beginning of tract herein described; continue the last named course a distance of 175 feet to a point; thence West and parallel with the North line of said forty a distance of 244 feet to a point on a private road; thence Northwestwardly along said private road 176 feet to a point; thence East and parallel with the North line of said forty a distance of 270 feet, more or less, to the point of beginning.

The above grantors are the heirs at law and next of kin of Elvira Clark, deceased.

This deed is given to correct the erroneous defect contained in that certain deed recorded in Deed Book 340, Page 540, in the Probate Office of Shelby County, Alabama.

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 10<sup>th</sup> day of September, 19 85.

### WITNESSES

Oliver Clark (Seal)  
Ruth Clark (Seal)  
Lola Mae Cox (Seal)  
R.V. Cox (SEAL)  
STATE OF ALABAMA R.V. Cox

JEFFERSON COUNTY

Henry Clark (Seal)  
Henry Clark (Seal)  
Catherine Elaine Clark (Seal)  
Roslyn Phelps (Seal)  
Paul Phelps (SEAL)  
General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Oliver Clark and wife, Ruth Clark 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of September, A. D., 19 85.

Form 31-A

Fannie Juanita Chisoldy  
Notary Public.

P.O. Box 196  
Helena, AL 35080

STATE OF ALABAMA )  
COUNTY OF WALKER )

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lola Mae Cox and husband R.V. Cox  
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, they executed the same voluntarily on the day the  
same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of  
September, 19 85.

Fannie Juanita Snoddy  
Notary Public

My Commission Expires: My Commission Expires February 2, 1988

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ )

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_  
Henry Clark and wife, Catherine Elaine Clark  
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, they executed the same voluntarily on the  
day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of  
September, 19 85.

Fannie Juanita Snoddy  
Notary Public

My Commission Expires: My Commission Expires February 2, 1988

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_ )

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_  
Roslyn Phelps and husband, Paul Phelps  
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, they executed the same voluntarily on the  
day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of  
September, 19 85.

Fannie Juanita Snoddy  
Notary Public

My Commission Expires: My Commission Expires February 2, 1988

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1985 DEC 17 PM 2:29

Thomas A. Shanderson, Jr.  
JUDGE OF PROBATE

RECORDING FEES

Recording Fee \$ 5.00  
Index Fee 5.00  
TOTAL \$ 10.00