

1090

SEND TAX NOTICE TO:

(Name) Dale DeWayne New

(Address) Rt. 1, Box 18A
Chelsea, Alabama 35043

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

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 THOUSAND AND NO/100 (\$10,000.00)----- DOLLARS

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

Mary Shirley, a widow

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

Dale DeWayne New and wife, Esther Kate New

(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 No. 4 in Block 2, according to the Map of Chelsea, Alabama, as per C. W. Chesser's Addition to Chelsea, Alabama, said lot is described further as lying East of F. P. Chesser's store building, and South of Main Street of Chelsea, Alabama, the said lot is 50 feet wide, East and West, on the South side of said Main Street, and 125 feet long, running North and South of said Main Street, and situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 19, Range 1 West, in Shelby County, Alabama.

Subject to easement agreement between Mary Shirley and Chelsea Lodge No. 886, A.F. and A.M., a corporation of Chelsea, Alabama.

Subject to all rights of way, easements, restrictions, and transmission line permits of record.

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 14th

day of January, 19 86.

WITNESS:

Hand Tax 10.00
Rec 2.50
Jud 1.00
13.50

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

1986 JAN 14 PM 1:32 (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

JUDGE OF PROBATE

I, the undersigned authority

hereby certify that Mary Shirley, a widow

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 14th day of January, A.D., 19 86

