

89
* \$54,000.00 of the full consideration was paid
for by a mortgage filed simultaneously herewith.

SEND TAX NOTICE TO:

(Name) Ronald T. Acton and Brenda Sue Acton

This instrument was prepared by

(Address) _____

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-S 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 FIFTY-FIVE THOUSAND AND NO/100 (\$55,000.00)----- DOLLARS

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

Foye W. Vanderslice, a single woman

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

Ronald T. Acton and wife, Brenda Sue Acton

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

Shelby County, Alabama to-wit:

From the Northeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West, run Southerly along the East boundary line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 28 for 803.38 feet; thence turn an angle of 90 deg. 48 min. 15 sec. to the right and run westerly 100.03 feet to the point of beginning of the land herein described; thence turn an angle of 83 deg. 43 min. to the left and run Southwesterly 211.24 feet; thence turn an angle of 83 deg. 41 min to the right and run Westerly 210.0 feet; thence turn an angle of 96 degrees 19 minutes to the right and run Northeasterly 211.38 feet; thence turn an angle of 83. deg. 43 min. to the right and run Easterly 210.0 feet, more or less, to the point of beginning. This land being a part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 232, page 381 and Deed Book 248, page 378 in Probate Office.
2. Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112, page 252 and Deed Book 179, page 277 in Probate Office.
3. Right-of-way granted to Shelby County by instrument recorded in Deed Book 156, page 53 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 43, page 315 in Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 31 day of January, STATE OF ALA. SHELBY 86.
WITNESS: I CERTIFY THIS
INSTRUMENT WAS FILED Deed tax 100
1986 FEB 4 AM 9:55 Rec'd. 250 Foye W. Vanderslice (Seal)
Jud. 100 Foye W. Vanderslice (Seal)
JUDGE OF PROBATE 4 50 (Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Foye W. Vanderslice, a single 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 January, A.D. 19 86

PELHAM ATTORNEY

Bonnie Jane Cobb

Notary Public