

THIS DEED HAS BEEN PREPARED WITHOUT THE EXAMINATION OF THE TITLE FOR THE REAL PROPERTY AS DESCRIBED THEREIN.

1003

SEND TAX NOTICE TO:

(Name) Franklin M. Waldrop

(Address) 117 Mooney Road
Columbiana, Ala 35051

This instrument was prepared by

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

(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 Five Thousand and No/100 (\$5,000.00) ----- DOLLARS
and the execution of a purchase money mortgage in the amount of \$50,000.00
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Edith McCord, a married woman

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

Franklin M. Waldrop and wife, Sandra Waldrop

(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. 6 according to map of the R. F. Tidmore property recorded in Map Book 4
page 16, of the Office of Judge of Probate, Shelby County, Alabama.

Also described as: A lot in the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West more particularly described as follows: Commencing at the SW corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, Township 21, Range 1 West and run along the South line of said forty, North 84 deg. 40 minutes East a distance of 865.0 feet; thence continue North 84 deg. 40 minutes East 1029.9 feet; thence run North 4 deg. 20 minutes West a distance of 742.8 feet to the South margin of a dirt road running East from the Columbiana-Shelby paved road; thence along the South margin of said dirt road South 85 deg. 10 minutes West a distance of 612.0 feet to the point of beginning of the lot herein described; thence run South 4 deg. 20 minutes East a distance of 200.0 feet; thence run North 85 deg. 10 minutes East a distance of 102.0 feet; thence run North 4 deg. 20 minutes West a distance of 200 feet to the South margin of said dirt road; thence along the South margin of said road South 85 deg. 10 minutes West a distance of 102.0 feet to the point of beginning.

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

The above described property does not constitute any part of the homestead of the Grantor or the Grantor's spouse.

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

day of March

STATE OF ALA. SHELBY CO.
I CERTIFY 1986

1. WITNESS: \$ 5.00

2. Mtg. Tax

1986 MAR 19 AM 11:35

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 8.50

STATE OF ALABAMA
SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Edith McCord, a married 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 19th day of March, A. D., 1986

Return to Franklin M. Waldrop

Lawrence M. Fowler

Notary Public

BOOK 064 PAGE 666