

098

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Nine Thousand Nine Hundred and 00/100 DOLLARS

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

Michael David Mitchem, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

George Thomas Fulmer and Becky Fulmer
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A" for legal description.

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

\$ 30,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 066 PAGE 123

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 19 day of March, 19 86

WITNESS:

(Seal)

(Seal)

(Seal)

Michael David Mitchem
Michael David Mitchem (Seal)



General Acknowledgment

CALIFORNIA
~~STATE OF ALABAMA~~
Santa Clara COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael David Mitchem, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of March, A. D., 1986

Kathryn A. Anderson
Notary Public.
My Commission Expires; Oct. 14, 1989

EXHIBIT "A"

Begin at the northwest corner of the NW 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 4 West, Shelby County, Alabama; thence Easterly along the North boundary of said 1/4-1/4 section 364.63 feet to intersection with the centerline of Shelby County Highway No. 1; thence right 82 degrees 14 minutes in a Southeasterly direction along said centerline 406.93 feet to the point of beginning; thence continue Southeasterly along same course which is also along said centerline 320.67 feet to the point of beginning of the arc of a curve, tangent to last mentioned course, turning to the left, having a central angle of 5 degrees 15 minutes 45 seconds, a radius of 2864.93 feet and a chord of 263.05 feet; thence Southeasterly along said arc which is also along said centerline 263.14 feet; thence left 92 degrees 38 minutes in a Northeasterly direction, 40.00 feet to the East boundary of said right-of-way, said point also being the centerline of an old road; (the next 4 courses are along said centerline of an old road); thence left 74 degrees 18 minutes in a Northeasterly direction 88.80 feet; thence right 13 degrees 59 minutes in a Northeasterly direction 273.60 feet; thence right 8 degrees 48 minutes in a Northeasterly direction 172.20 feet; thence left 16 degrees 00 minutes in a Northeasterly direction 78.20 feet; thence left 101 degrees 43 minutes in a Westerly direction 377.61 feet, more or less, to the point of beginning. EXCEPT 40.00 feet on the East side of centerline of said right-of-way for Shelby County Highway No. 1. ALSO EXCEPT 10.00 feet on West side of said centerline of an old road. Mineral and mining rights excepted.

BOOK 066 PAGE 124

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

1986 APR -1 AM 9:36

Thomas W. ...
JUDGE OF PROBATE

1. Deed Tax \$ 39.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 45.00