

928

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Jerry T. Vines
420 Miller Circle
(Address) Helena, AL 35080

(Name) Frank K. Bynum
2100 Sixteenth Avenue South
(Address) Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED THIRTY-SEVEN THOUSAND NINE HUNDRED AND NO/100----- DOLLARS

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

JAMES E. JOHNSTON and wife, ERNESTINE F. JOHNSTON

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

JERRY T. VINES and DARLENE D. VINES

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

Shelby

County, Alabama to-wit:

OVER

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

\$ 80,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, we have hereunto set OUR hand(s) and seal(s), this 28th

day of July, 19 86

WITNESS:

(Seal)

(Seal)

(Seal)

James E. Johnston (Seal)
Ernestine F. Johnston (Seal)
Ernestine F. Johnston (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned authority

hereby certify that James E. Johnston and wife, Ernestine F. Johnston

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 28th day of July, A. D., 19 86

BOOK 085 PAGE 831 - A

A tract of land situated in the SE 1/4 of NE 1/4 of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of the SE 1/4 of NE 1/4; thence South along the East line thereof a distance of 153.96 feet; thence right 109 degrees 53 minutes 30 seconds and run Northwest 180.70 feet; thence 13 degrees 19 minutes 30 seconds left, 355.84 feet; thence 29 degrees 51 minutes 30 seconds left, 167.20 feet; thence 90 degrees left, 30 feet to the point of beginning on the South right of way line of the North part of Miller Circle; thence 1 degree 51 minutes 25 seconds left, 244.36 feet to a point on the West line of Lot 22 of Indian Ridge Estates, as recorded in Map Book 6, Page 44, in the Probate Office of Shelby County; thence right with an interior angle of 140 degrees 06 minutes 35 seconds along said Lot 22 and Lot 1, a distance of 273.10 feet to the North right of way line of the South part of Miller Circle; thence right with an interior angle of 83 degrees 48 minutes 30 seconds and run Northwest along right of way, 43.85 feet to the beginning of a curve to the left, having a radius of 241.86 feet and subtending a central angle of 26 degrees 33 minutes 30 seconds; thence Northwest along the arc of said curve, 112.11 feet; thence on tangent to curve, continue Westerly 82.18 feet; thence 90 degrees right, 209.70 feet; thence 86 degrees 26 minutes 30 seconds left 186.90 feet; thence 90 degrees right, 204.06 feet to the beginning of a curve to the right, having a radius of 15 feet and subtending a central angle of 119 degrees 46 minutes 30 seconds; thence along the arc of curve 31.36 feet; thence on tangent to curve run Southeast along right of way, 12.09 feet to the beginning of a curve to the left having a radius of 238.28 feet and subtending a central angle of 37 degrees 51 minutes 30 seconds; thence along the arc of curve, 154.33 feet to the beginning of a curve to the left having a radius of 898.14 feet and subtending a central angle of 13 degrees 08 minutes 30 seconds; thence along the arc of curve 206.00 feet; thence on tangent to curve, continue northeast along right of way, a distance of 33.57 feet to the Point of Beginning.

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

1986 AUG 13 AM 10:53

T. Thomas C. Simmons, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>58.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>64.00</u>

RETURN TO *Bynum*

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
ALABAMA TITLE CO., INC.
BIRMINGHAM, ALABAMA