

Return deed to Charles N. Moses Jr. atty.
P.O. Box 7027-A
B'ham, AL 35253

Mary H. Waite,
Robert S. Waite, III
and Nell W. Dumas
name
2052 Parkview Road
address Pelham, AL 35124

This instrument was prepared by 493
(Name) DOUGLAS L. KEY, ATTORNEY AT LAW
2100 11th Avenue North
(Address) Birmingham, AL 35234

Send Tax Notice To: and Nell W. Dumas
name
2052 Parkview Road
address Pelham, AL 35124

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

(\$109,500.00)

That in consideration of One Hundred Nine Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William E. Freeze and wife, Christine C. Freeze

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

Mary H. Waite, Robert S. Waite, III and Nell W. Dumas

(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.

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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 ~~X~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~XXXX~~ (we) have a good right to sell and convey the same as aforesaid; that ~~XXXX~~ (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 4th day of September, 19 86

WITNESS:

(Seal)

(Seal)

(Seal)

William E. Freeze (Seal)
WILLIAM E. FREEZE
Christine C. Freeze (Seal)
CHRISTINE C. FREEZE

(Seal)

STATE OF ALABAMA
JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William E. Freeze and wife, Christine C. Freeze whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September, A. D., 19 86

Douglas L. Key
Notary Public

EXHIBIT "A"

Parcel I

From the northwest corner of Section 31, Township 19 South, Range 2 West, run easterly along the north boundary line of said section for a distance of 1471.0 feet to the point of beginning of the parcel herein described; thence continue easterly along the north boundary line of Section 31 for a distance of 275.0 feet (deed) 274.97 feet (meas.); thence turn an angle of 86 degrees 32' (deed) 86 degrees 34' 17" (meas.) to right and run southerly for a distance of 300.0 feet (deed) 300.17 feet (meas.); thence turn an angle of 93 degrees 21' 30" (deed) 93 degrees 20' 51" (meas.) to the right and run westerly for a distance of 221.03 feet (deed) and (meas.) to a point on the arc of a circular dedicated driveway, said circle having a radius of 50.0 feet; to locate the chord to the segment of arc herein described from last said course turn an angle of 30 degrees 45' 30" (deed) 33 degrees 18' 12" (meas.) to the right, said chord being 85.94 feet (deed) and (meas.) in length; thence from the point above said arc run along the arc of said circle in a northwesterly direction 103.40 feet (deed) 103.43 feet (meas.), thence from the chord of above segment of arc turn an angle of 56 degrees 27' 30" (deed) 56 degrees 46' 39" (meas.) to the right and run northerly 253.02 feet (deed) 252.86 feet (comp.) to point of beginning.

Parcel II

From the northwest corner of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, run thence in an easterly direction along the north line of said section for a distance of 1745.97 feet; thence turn an angle to the right of 86 degrees 34' 17" and run in a southerly direction for a distance of 300.17 feet; thence turn an angle to the right of 93 degrees 20' 51" and run in a westerly direction for a distance of 173.84 feet to an iron pin set which is the point of beginning of the parcel herein described; thence continue along the same course as before for a distance of 47.19 feet to a point on the arc of a circular dedicated driveway, the radius of said arc being 50 feet, the central angle being 23 degrees 01' 58"; thence run in a southwesterly direction along the arc of said drive for a distance of 20.10 feet to an iron pin; thence run northeasterly for a distance of 55.53 feet to the point of beginning.

Said property situated in Shelby County, Alabama.

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

1986 SEP -8 PH 1:19

Thomas A. Johnson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 109.50
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	2.00
TOTAL	116.50

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