

SEND TAX NOTICE TO:

(Name) Gary W. Waters
131 Pelham Heights Drive
 (Address) Pelham, Alabama 35124

This instrument was prepared by

(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 FIFTY-TWO 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,

Connie Standifer, an unmarried woman

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

Gary W. Waters and Lynn F. Waters

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

Shelby County, Alabama to-wit:

Located in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West, and more particularly described as follows:

Commence at the NW corner of the NE $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West, thence south along the west line of the said $\frac{1}{4}$ for 979.94 feet, then turn left 89 degrees 51 minutes easterly for 788.94 feet to the point of beginning of the tract herein described, thence turn right 89 degrees 49 minutes 20 seconds southerly for 244.81 feet, then turn left 89 degrees 36 minutes 20 seconds easterly for 269.89 feet thence turn left 81 degrees 46 minutes northerly for 80.0 feet, then turn right 20 degrees 23 minutes 36 seconds northeasterly for 71.77 feet, thence turn left 99 degrees 24 minutes 36 seconds northwesterly for 122.0 feet, then turn right 84 degrees 28 minutes northeasterly for 65.24 feet, thence turn left 103 degrees 54 minutes westerly for 217.84 feet to the point of beginning.

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

\$ 52,678.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Grantor herein is the surviving Grantee of that certain deed recorded in Volume 281, page 321, Probate Office of Shelby County, Alabama; the other grantee, Daniel H. Standifer having died on January 21, 1976.

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 9th

day of September, 19 86

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

1986 SEP 19 PM 3:31

Seed :50
 Rec 2.50
 Fee 1.00
 (Seal) 4.00

Connie Standifer (Seal)
 Connie Standifer (Seal)

Thomas C. Standifer, Jr.
 JUDGE OF PROBATE (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connie Standifer, an unmarried 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 9th day of September, A.D. 19 86

BY NUM 2100 - 16th A

Frank Bynum

BOOK 091 PAGE 423