

SEND TAX NOTICE TO:

(Name) Roderick P. & Ida W. Donnelly
 ✓ Route 1, Box 351
 (Address) Helena, AL 35080

This instrument was prepared by

(Name) Earl D. Hendon, Attorney(Address) 16 Office Park Circle #11, Birmingham, AL 35223

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 Thirty Thousand Three Hundred Sixty and no/100 ----- DOLLARS
 (\$30,360.00)

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

Maude Diseker Collier, an unmarried woman,

(herein referred to as grantors) do grant, bargain, sell and convey unto ✓ Roderick P. Donnelly and Ida W. Donnelly

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

Shelby

County, Alabama to-wit:

LEGAL DESCRIPTION OF PROPERTY ON BACKSIDE HEREOF

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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 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 22day of September, 19 86.

WITNESS:

(Seal)

Maude Diseker Collier (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maude Diseker Collier, an unmarried woman, whose name is signed to the foregoing conveyance, and who is 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 22 day of September, 19 86

A parcel of land situated in the Northwest quarter of the Northwest quarter of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of said section 28 and run in a southerly direction along the west line of said section for a distance of 950.01 feet; Thence deflect 88°27'50" and run to the left in an easterly direction for a distance of 417.52 feet to the point of beginning of hererin described parcel; Thence continue along last described course in an easterly direction for a distance of 411.22 feet to a point; Thence turn an interior angle of 90°52'40" and run to the right in a southerly direction for a distance of 263.64 feet to a point; Thence turn an interior angle of 90°31'30" and run to the right in a westerly direction for a distance of 408.67 feet to a point; Thence turn an interior angle of 90°00'00" and run to the right in a northerly direction for a distance of 273.69 feet to the point of beginning, containing 2.53 acres more or less.

Described parcel also includes and is subject to a sixty foot easement for ingress and egress lying 30 feet on either side of a line described as follows: Commence at the northwest corner of described parcel and run in a southerly direction along the west line of said parcel for a distance of 1187.19 feet to the P.C. of a curve to the left having a central angle of 25°10'10" and a radius of 1450.00 feet; Thence run along said curve in a southerly to southeasterly direction for a distance of 636.97 feet to a point; Thence run tangent to said curve in a southeasterly direction for a distance of 704.51 feet to the northwesterly right-of-way of Shelby County Highway 119.

According to a survey made by Robbin E. Phillips, R.L.S.#19476, the 23rd day of November, 1985.

Subject to easements, restrictions and encumbrances of record.

475
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BOOK

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

1986 OCT -1 PM 12: 52

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>30.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>36.50</u>

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

RETURN TO

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER

TO SURVIVOR