

864



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Lamar Ham(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTYThat in consideration of Thirty Two Thousand Seven Hundred Fifty and 00/100--- DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
R. Lee Laechelt and wife, Eyvon S. Laechelt, James T. Russom and wife, Sue T. Russom,
Charles E. Fox and wife, Betty H. Fox and Paul Moore, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey untoM. R. Hardage and Betty J. Hardage

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

Shelby

County, Alabama to-wit:

Part of the SW $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows; Commence at the Southwest corner of Section 18, Township 20 South, Range 2 West, thence a Northerly direction along the West line of said Section a distance of 420 feet to the point of beginning; from the point of beginning thus obtained, continue along the last described course a distance of 681.88 feet to a point; thence 90 degrees right in an Easterly direction a distance of 537.57 feet to a point; said point being in the center line of a paved road, thence 117 degrees, 25 minutes to the right a distance of 65.56 feet to a point; thence 5 degrees, 16 minutes right a distance of 251.58 feet in a Southwesterly direction to a point; thence 1 degree, 59 minutes right a distance of 499.4 feet in a Southwesterly direction to a point, said point being on the center line on a paved county road; thence 56 degrees 06 minutes, right a distance of 87.37 feet in a Westerly direction to the point of beginning.

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

The property conveyed herein is more particularly described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 16day of September, 19 86.

WITNESS:

R. Lee Laechelt
R. Lee Laechelt

(Seal)

Eyvon S. Laechelt
Eyvon S. Laechelt

(Seal)

James T. Russom
James T. Russom

(Seal)

Paul Moore
Paul Moore

Sue T. Russom
Sue T. Russom

(Seal)

Charles E. Fox
Charles E. Fox

(Seal)

Betty H. Fox
Betty H. Fox

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. Lee Laechelt, husband of Eyvon S. Laechelt 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 16 day of September, A.D., 19 86.
Francis Parrish
My Commission Expires May 14, 1988 Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James T. Russom, husband of Sue T. Russom 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 16th day of September, A.D., 1986.

Charlotte Kay Cline
Notary Public
My Commission Expires April 11, 1988

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Charles E. Fox, husband of Betty H. Fox whose name is 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 is executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of October, A.D., 1986.

[Signature]
Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Paul Moore, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 16th day of September A.D., 1986.

Charlotte Kay Cline
Notary Public
My Commission Expires April 11, 1988

Recording Fee \$
Deed Tax \$

This form furnished by



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

TO

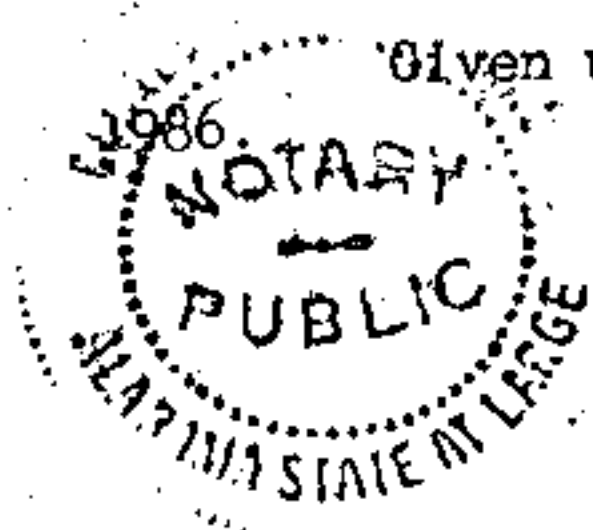
Return to:
888 3847 P23

LAMAR HAM
ATTORNEY AT LAW
3512 OLD MONTGOMERY HWY
BIRMINGHAM, ALABAMA 35208

STATE OF ALABAMA
JEFFERSON COUNTY
Shelby

On this 16th day of September, 1986, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Sue T. Russom, wife of James T. Russom, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this the 16th of September, A.D.,



Charlotte Kay Adams
Notary Public Commission Expires April 11, 1988

1. Deed Tax \$ 33.00
2. Mtg. Tax
3. Recording Fee 7.50
4. Indexing Fee 6.00
TOTAL 46.50

STATE OF ALABAMA
JEFFERSON COUNTY
Shelby

On this day of September, 1986, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Betty H. Fox, wife of Charles E. Fox, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this the 17 day of September,

BOOK 890 PAGE 890



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 OCT -9 PM 12:12

Elizabeth Bottcher
Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY
SHELBY

Thomas A. Scarborough, Jr.
JUDGE OF PROBATE

On this 16 day of September, 1986, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Eyvon S. Laechelt, wife of R. Lee Laechelt, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this the day of September, A.D., 1986.

James Parish
Notary Public
My Commission Expires May 14, 1988