

1568

SEND TAX NOTICE TO:

(Name) Odis Grant HeadleyRt. 2, Box 992(Address) Clanton, Alabama 35045

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 Rev. 3/82

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 ONE THOUSAND AND NO/100 (\$1,000.00) AND OTHER GOOD AND VALUABLE DOLLARS
CONSIDERATIONS AND THE EXCHANGE OF REAL PROPERTIES.

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

William Phillip Lawler, a married man

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

Odis Grant Headley and wife, Johnnie Louene Headley

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

Shelby

County, Alabama to-wit:

A parcel of land situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run Southerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 706.60 feet to a concrete monument on the Northerly right of way line of Alabama Highway No. 25; thence 00 deg. 12' 04" right and run Southerly for 392.13 feet to a concrete monument on the Southerly right of way line of said Highway #25; thence 89 deg. 30' 34" right and run Westerly along said Southerly right of way line of said Alabama Highway No. 25 for 225.15 feet to the point of beginning; thence continue Westerly along said Southerly right of way line for 63.19 feet to a concrete monument on said Southerly right of way line; thence an angle of deflection of 16 deg. 04' to the right and continue Westerly along said Southern right of way for 143.15 feet to a concrete marker on said Southerly right of way line; said point being on the Easterly right of way line of interstate Highway No. 65; thence to the left with an interior angle of 74 deg. 34' 30" and run Southerly along said Easterly right of way line for 381.64 feet; thence to the left with an interior angle of 92 deg. 11' 48" and run Easterly for 143.15 feet; thence to the left with an interior angle of 86 deg. 33' 42" and run Northerly for 184.20 feet; thence at an angle of deflection which is 21 deg. 47' to the right and run Northeasterly for 176.85 feet; to the point of beginning, said parcel contains 1.29 acres.

CONTINUED ON REVERSE SIDE

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 17thday of October, 1986

WITNESS:

(Seal)

William Phillip Lawler
William Phillip Lawler

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Phillip Lawler, a married man 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

17th

day of

OctoberA. D., 1986Return to Odis Grant HeadleyRt 2 Box 992Clanton, Ala 35045

Constance M. Jordan
Public

Public

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Taxes for 1987 and subsequent years. 1987 taxes are a lien but not due and payable until October 1, 1987.
2. Transmission line permits to Alabama Power Company recorded in Deed Book 201, page 517, and in Deed Book 213, page 408, in Probate Office of Shelby County, Alabama.
3. Utilities easement to the Town of Calera, as shown by document recorded in Deed Book 267, page 860, in said Probate Office.
4. Sewer line easement recorded in Deed Book 231, page 868, and as defined and limited by declaratory judgment Final Decree entered in the Circuit Court of Shelby County, Alabama, Equity Case No. 4773, and filed March 25, 1971, as shown by copy of said Final Decree recorded in Deed Book 267, page 19, in Probate Office.
5. Power and telephone lines, poles, guide wire, sanitary sewer lines and manholes water lines, gas lines, as shown on survey of Joseph A. Miller, Jr., Reg. Land Surveyor dated May 16, 1969. The 3/4-inch line shown on said survey as entering the subject property near the center on the south side, extending northerly and being converted to 1/2-inch water line as it makes an "L" turn in an easterly direction, has been abandoned, is inactive, and is eliminated as an exception.
6. Limitation of access between the subject property and the right of Interstate Hwy. 1-65, as conveyed to State of Alabama by deeds recorded in Deed Book 197, page 244, and Deed Book 196, page 103, Probate Office, said limitation of access being the same as shown on the survey of Joseph A. Miller, Jr., dated May 15, 1969, and as set forth in the affidavit of said surveyor, recorded in Deed Book 267, page 850, in Probate Office.

THE ABOVE DESCRIBED PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR THE SPOUSE OF THE GRANTOR.

SIGNED FOR IDENTIFICATION:

William Phillip Lawler
William Phillip Lawler

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BOOK 096 PAGE 205

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

1986 OCT 20 AM 8:03

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 55.00
2. Mtg. Tax	—
3. Recording Fee	\$ 5.00
4. Indexing Fee	1.00
TOTAL	61.00

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

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

RETURN TO

TO