

1067

(Name) Mr. & Mrs. Roderick Osborn
580 Road 440
 (Address) Chelton, Alabama
35043

This instrument was prepared by

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

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 THREE HUNDRED FIFTY AND NO/100 (\$350.00) AND OTHER GOOD AND DOLLARS
VALUABLE 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,

Alene Osborn, widow of W.D. Osborn

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

Roderick Osborn and wife, Romona Gay Osborn

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

Shelby County, Alabama to-wit:

(Parcel 1-B)

Commence at the Southeast corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 24, T-19S, R-1W; thence run Westerly along the South line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 390.79 feet to a point on the Western 25 foot right-of-way line of County Highway 440; thence turn an angle of 101°53'44" to the right and run Northeasterly along said right-of-way line a distance of 345.75 feet to the point of beginning; thence leaving said right-of-way line but continuing along the same line of direction, run a distance of 185.04 feet to a point; thence turn an angle of 154°01'21" to the right and run Southeasterly a distance of 65.35 feet to a point on the above mentioned 25 foot right-of-way line of County Highway 440; thence turn an angle of 51°31'35" to the right and run Southwesterly along said right-of-way line and along a curve to the left (concave Southwesterly and having a radius of 292.82 feet and a central angle of 25°32'56") for an arc distance of 130.57 feet to the point of beginning. Said parcel is lying in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 24, T-19S, R-1W and contains 0.0464 acre.

(Parcel 1-A)

Commence at the Southeast corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 24, T-19S, R-1W; thence run Westerly along the South line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 610.79 feet to a point; thence turn an angle of 101°53'44" to the right and run Northeasterly a distance of 400.0 feet to the point of beginning; thence continue along the same line of direction a distance of 200.0 feet to a point; thence turn an angle of 101°53'44" to the left and run Westerly a distance of 46.25 feet to a point; thence turn an angle of 91°28'15" to the left and run Southerly a distance of 195.77 feet to the point of beginning. Said parcel is lying in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 24, T-19S, R-1W and contains 0.1039 acre.

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 11th

day of November, 1986

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 NOV 14 PM 4:06
4.00
1.00
2.50
TAX 50
DEED

Alene Osborn (Seal)
Alene Osborn (Seal)
 (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority
 hereby certify that Alene Osborn, widow of W.D. Osborn
 whose name is signed to the foregoing conveyance, and who she 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 11th day of November, A. D., 19 86

Notary Public in and for said County, in said State.
11th November 1986
Conrad H. Foster Jr
 Notary Public.