

1065

SEND TAX NOTICE TO:

(Name) Roderick Osborn

580 Road 440

(Address) Chelms

Ala 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 ONE THOUSAND FIVE HUNDRED AND NO/100 (\$1,500.00) ----- DOLLARS AND THE EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$13,500.00 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 8)

Commence at the Southeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 24, Township 19 South, Range 1 West which is the point of beginning of the parcel of land herein described; thence run Northerly along the East boundary line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 539.96 feet to a point; thence turn an angle of 90° to the left and run Westerly a distance of 547.35 feet to a point; thence turn an angle of 90° to the left and run Southerly a distance of 977.76 feet to a point on the Northwest 25 foot right-of-way line of County Highway 440; thence turn an angle of 111°32'14" to the left and run Northeasterly along said right-of-way line and along a curve to the left (concave Northwesterly and having a radius of 843.87 feet and a central angle of 19°35'23") for an arc distance of 288.52 feet to a point; thence continue along said right-of-way line and along the tangent of said curve a distance of 195.0 feet to a point; thence continue along said right-of-way line and along a curve to the right (concave Southeasterly and having a radius of 979.93 and a central angle of 11°10'17") for an arc distance of 191.06 feet to a point on the East boundary line of Section 24, T-19S, R-1W; thence turn an angle of 60°02'40" to the left from the tangent of said curve and leaving said right-of-way line run Northerly along said section line a distance of 49.36 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 24, T-19S, R-1W and contains 10.00 acres.

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 12

day of November, 19 86.

WITNESS:

Deed TAX 1.50
Dec 2.50
Jud 1.00
S. O. O 1986 NOV 14 PM 4:06
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
(Seal)
(Seal)
(Seal)

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 is she, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of November, A.D., 19 86

Conrad M. Foster

Notary Public