

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Barry Osborn

(Address) 590 Road 440 Chiles, Ala. 35043

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 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 SIX HUNDRED AND NO/100 (\$1,600.00)----- DOLLARS
AND THE EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$14,000.00
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

Barry Osborn and wife, Frankie 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 6)

Commence at the Southeast corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 24, Township 19 South, Range 1 West; 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" right and run in a Northeasterly direction a distance of 400.00 feet to a point; thence turn an angle of 13°21'59" left and run Northerly a distance of 195.77 feet to the point of beginning of the parcel of land herein described; thence turn an angle of 40°02'20" to the left and run Northwesterly a distance of 734.60 feet to a point at the top of Straight Ridge; thence turn an angle of 98°14'30" right and run Northeasterly along Straight Ridge a distance of 282.17 feet to a point; thence turn an angle of 2°45'47" left and continue Northeasterly along Straight Ridge a distance of 186.48 feet to a point; thence turn an angle of 84°41'14" right and leaving Straight Ridge run Southeasterly a distance of 798.29 feet to a point; thence turn an angle of 111°44'33" right and run Southwesterly a distance of 235.60 feet to a point; thence turn an angle of 97°42'23" left and run Southeasterly a distance of 112.33 feet to a point; thence turn an angle of 58°13'26" right and run Southwesterly a distance of 42.43 feet to a point; thence turn an angle of 59°05'02" right and run Westerly a distance of 235.00 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 24, T-19S, R-1W and contains 8.4 acres.

Also conveyed hereby is an easement for ingress and egress to and from the above described property which said easement is described as follows:

Commence at the point of beginning of the above described parcel of land; thence run Easterly along the Southern boundary line of said parcel of land a distance of 235.00 feet to the point of beginning of a 30 foot wide roadway easement; thence turn an

(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

day of November, 19 86.

WITNESS:

(Seal)

Alene Osborn (Seal)
Alene Osborn

(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 Alene Osborn, widow of W.D. Osborn

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of November, A.D., 19 86

Carroll M. Fowler Jr.
Notary Public.

angle of 175°55'05" right and run Southeasterly along the West boundary line of said easement a distance of 135.17 feet to a point on the Northwest 25 foot right-of-way line of County Highway 440; thence turn an angle of 124°54' left and run Northeasterly a distance of 36.57 feet to a point; thence turn an angle of 55°06' left and run Northwesterly along the East boundary line of the roadway easement herein described a distance of 144.25 feet to a point; thence turn an angle of 135°00'07" left and run Southwesterly a distance of 42.43 feet to the point of beginning. Said roadway easement is lying in the SW¼ of SE¼, Section 24, T-19S, R-1W and contains 0.1 acre.

Aline Osborn

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT IS CORRECT

1986 NOV 17 PM 4:03

Thomas J. Hamilton
JUDGE OF PROBATE

1. Deed Tax	\$ <u>2.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>8.00</u>

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RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

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