

SEND TAX NOTICE TO: HILLARD D. JENKINS
P. O. Box 137
Helena Al. 35080

Birmingham Title Company, Inc.

514 NORTH 21ST STREET - PHONE 205-324-5382

Birmingham, Alabama 35203

1941

This instrument was prepared by

JAMES R. MONCUS, JR., ATTORNEY
(Name) 1586 MONTGOMERY HIGHWAY, SUITE B
BIRMINGHAM, ALABAMA 35216
(Address)

Serving All of Alabama

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - BIRMINGHAM TITLE COMPANY, INC.

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS.
SHELBY COUNTY }

That in consideration of FIFTEEN THOUSAND AND NO/100 (\$15,000.00) DOLLARS

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

TOM C. SULLIVAN AND WIFE, PAM S. SULLIVAN

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

HILLARD D. JENKINS AND MARIE B. JENKINS

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

SHELBY County, Alabama to-wit:

SEE EXHIBIT A ATTACHED FOR LEGAL DESCRIPTION.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

PAM S. SULLIVAN IS ONE AND THE SAME PERSON AS PAM SULLIVAN AND PAMELA SUE HANLON SULLIVAN.

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BOOK

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 19

day of NOVEMBER, 19 86.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Tom C. Sullivan

TOM C. SULLIVAN

Pam S. Sullivan

PAM S. SULLIVAN

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that TOM C. SULLIVAN AND WIFE, PAM S. SULLIVAN, whose name ARE 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 THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of NOVEMBER A. D. 19 86

J. P. Moncus Jr.

Notary Public

EXHIBIT A

PARCEL 1:

LOT #4, As per map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, Page 28, in the Office of the Judge of Probate, Shelby County, Alabama, said lot being more particularly described as follows: Commencing at the NW corner of the NE 1/4 of SE 1/4, Section 34, Township 24 North, Range 15 East; run thence North 88 degrees 12 minutes East along the North boundary line of said quarter-quarter section a distance of 605 feet to the NW corner of Lot #1; run thence South 0 degrees 06 minutes East 150 feet to the NW corner of Lot #4 and the point of beginning of the lot herein described and conveyed; run thence South 0 degrees 06 minutes East a distance of 50 feet; thence turn an angle to the left of 91 degrees 42 minutes and run a distance of 100 feet; thence turn an angle to the left of 88 degrees 18 minutes and run a distance of 50 feet; thence turn an angle to the left of 91 degrees 42 minutes and run a distance of 100 feet to the point of beginning.

PARCEL 2:

Lot #3: As per map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama. Grantor further conveys to grantees the right of ingress and egress over and across the strip of land reserved by S. Benson situated between the South line of lots described in said Map and the North side of Waxahatchee Creek. All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$1,500.00. No structures of a temporary nature, such as trailers, tents, shacks or boat houses shall be used as a residence, either temporarily or permanently. LESS AND EXCEPT THE NORTH 1/2 of Lot 3, Benson's Camp as recorded in Map Book 4, Page 28, in the Probate Office of Shelby County, Alabama, as conveyed in Real Record 077, Page 170, in said Probate Office.

PARCEL 3:

The South 1/2 of the following described property: Commence at the Southeast corner of Lot 3, Benson's Camp as recorded in Map Book 4, Page 28, Probate Court, Columbiana, Alabama; thence Easterly along a projection of said Lot 3, 25.98 feet to the point of beginning of the property being described; thence Northeasterly along the water line of Waxahatchee Creek slough 51.42 feet, more or less, to a point on a projection of the North line of said Lot 3; thence Westerly along said projected line 36.95 feet to the Northeast corner of said Lot 3; thence 88 degrees 18 minutes left 50.0 feet to a point; thence 91 degrees 42 minutes left 25.98 feet to the point of beginning.

Situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 NOV 25 AM 11:31
Thomas P. Anderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	<u>\$ 15.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>21.00</u>