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SEND TAX NOTICE TO:

(Name) JIMMIE D. PORTER
4120- FLOWER ST.
(Address) ADAMSVILLE, AL. 35005

This instrument was prepared by

(Name) Vernon N. Schmitt, Attorney at Law

(Address) P. O. Box 521, Leeds, Alabama 35094

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 TEN AND NO/100----- (\$10.00)----- DOLLARS

and other good and valuable consideration

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

William N. Carr, Jr. and wife, Sandra A. Carr,

(herein referred to as grantors) do grant, bargain, sell and convey unto Jimmie D. Porter and wife, Edna Faye Porter,

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

Shelby

County, Alabama to-wit:

Commence at the Southeast corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 12, Township 19 South, Range 1 West, thence run West along the South line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 256.00 feet to the center of an asphalt road or drive this being the point of beginning of the tract herein described; continue the same course for a distance of 529 feet to Old Iron Pipe; thence turn right and run a distance of 240.00 feet to the center of a Road; thence turn right and run a distance of 233.13 feet to a point; thence continue a Southeasterly course for a distance of 400.49 feet to the original point of beginning. Containing 2.28 acres more or less.

This conveyance is subject to that certain Lease Sale Contract dated April 18, 1983, on subject property by and between W. N. Carr and wife, Sandra A. Carr, to Ovie Shaner. Contemporaneously with the execution of this deed, the Grantors herein have assigned their interest in said Lease Sale Contract to the Grantees herein.

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

1986 DEC -2 PM 3:50

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES
Recording Fee \$3.50
Index Fee 1.00
TOTAL \$6.50

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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being 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, we have hereunto set OUR hand(s) and seal(s), this 12th

day of November, 19 86

WITNESS:

(Seal)

(Seal)

(Seal)

William N. Carr, Jr. (Seal)
WILLIAM N. CARR, JR.
Sandra A. Carr (Seal)
SANDRA A. CARR

STATE OF ALABAMA
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William N. Carr, Jr. and Sandra A. Carr whose names 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 12th day of November, A. D., 1986

Vernon N. Schmitt
Notary Public