

687

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Ray Moore(Address) 721 ROAD 440 CHELSEA, 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 FOUR THOUSAND TWO HUNDRED SEVENTY AND NO/100 (\$4,270.00)----- DOLLARS
AND THE EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$35,000.00
 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

Barbara Osborn Moore and husband, Ray Moore

(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 7)

Commence at the Southeast corner of the SW $\frac{1}{4}$ 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 Westerly along the South boundary line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 339.70 feet to a point on the Eastern 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 335.22 feet to a point; thence continue along said right-of-way line, along a curve to the right (concave Southeasterly and having a radius of 242.82 feet and a central angle of 58°30'11") for an arc distance of 247.94 feet to a point; thence continue along said right-of-way line, along the tangent of said curve a distance of 990.80 feet to a point; thence continue along said right-of-way line, along a curve to the left (concave Northwesterly and having a radius of 893.87 feet and a central angle of 19°35'23") for an arc distance of 305.62 feet to a point; thence continue along said right-of-way line along the tangent of said curve a distance of 195.0 feet to a point; thence continue along said right-of-way line, along a curve to the right (concave Southeasterly and having a radius of 929.93 feet and a central angle of 9°22'46") for an arc distance of 152.23 feet to a point on the East boundary line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 24, Township 19 South, Range 1 West; thence turn an angle of 121°44'51" to the right from the tangent of said curve and leaving said right-of-way line, run Southerly along the said East boundary line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 988.43 feet to a point; thence turn an angle of 88°03'51" to the right and run Westerly along the North line of Mt. Signal Cemetery a distance of 420.0 feet to a point; thence turn an angle of 88°03'51" to the left and run Southerly along the West line of Mt. Signal Cemetery a distance of 210.0 feet to a point on the South boundary

(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 11thday of November, 19 86

WITNESS:

(Seal)

(Seal)

(Seal)

Alene Osborn
 Alene Osborn

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authorityhereby 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 11th day of November, A. D., 19 86

Public.

line of the above mentioned SE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence turn an angle of 88°03'51" to the right and run Westerly along said South boundary line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 899.86 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 24, Township 19 South, Range 1 West and contains 26.18 acres.

Aline Osborn

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

1986 DEC -5 PM 4:13

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>4.00</u>
2. Mtg. Tax	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>10.50</u>

802 PM 801 804

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



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

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