

SEND TAX NOTICE TO:
Gregory A. Helms

THIS INSTRUMENT WAS PREPARED BY:
MIKE T. ATCHISON, ATTORNEY AT LAW
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

618

Property Value \$65,113.50

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in Consideration of One and no/100 Dollars to the undersigned grantor, (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I, CHARLOTTE W. POE, a married woman (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto GREGORY A. HELMS and wife, JAMIE P. HELMS, (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 I:

The NE 1/4 of the NE 1/4 of Section 25, Township 20 South, Range 4 West, Shelby County, Alabama.
Minerals and mining rights excepted.

PARCEL II:

That part of the SE 1/4 of the NE 1/4, lying North and West of centerline of Cahaba River, being situated in Section 25, Township 20 South, Range 4 West, Shelby County, Alabama.

Together with the right to the use of the non-exclusive easement for roadway purposes over a strip of land sixty (60) feet wide, being situated partly in the West half of SW 1/4 of Section 19, Township 20 South, Range 3 West, and partly in the SE 1/4 of SE 1/4 of Section 24, Township 20 South, Range 4 West, Shelby County, as shown in easement described in Real Record 058, Page 326, in Probate Office.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HER SPOUSE.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
SUBJECT TO TAXES FOR 1987 AND SUBSEQUENT YEARS.

TO HAVE AND HOLD to 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31ST day of December, 1986.

STATE OF ALABAMA
I HEREBY THIS
INSTRUMENT FILED

1987 JAN -9 AM 10:34

Rec-250
100
350

Charlotte W. Poe
CHARLOTTE W. POE

STATE OF ALABAMA
SHELBY COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public, in and for said County State, hereby certify that CHARLOTTE W. POE, a married woman, 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 31ST day of December, 1986.

Mary K. Lued
Notary Public

MY COMMISSION EXPIRES: 6/1/89

\$65,113.50 of the Purchase Price recited herein was paid from proceeds of Mortgage Loan closed simultaneously herewith

BOOK 109 PAGE 370

South Trust
Bank