

24.50
788

SEND TAX NOTICE TO:

Central State Bank
P. O. Box 180
Calera, AL 35040

(Name) A. J. Holdsambeck
Rt. 1, Box 281
(Address) Calera, AL 35040

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
P. O. Box 822, Columbiana, AL 35051
(Address)

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 Fifty-Four Thousand and no/100 DOLLARS

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

RANDAL L. McDONALD, a single man; and MARTHA O. McDONALD SMITH and husband, William R. Smith

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

A. J. HOLDSAMBECK and GERTRUDE HOLDSAMBECK

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

Shelby County, Alabama to-wit:

A lot in the N 1/2 of the SE 1/4 of the NW 1/4 of Section 4, Township 24 North, Range 13 East, described as follows: Commence at the Southeast corner of the N 1/2 of the SE 1/4 of the NW 1/4 of Section 4, Township 24 North, Range 13 East; thence run North along the East line of said 1/4-1/4 section a distance of 67.34 feet; thence turn an angle of 90 degrees 30 minutes to the left and run a distance of 50.21 feet to the West right-of-way line of a paved County Highway and the point of beginning; thence turn an angle of 90 degrees 00 minutes to the right and run along said right-of-way line a distance of 125.19 feet; thence turn an angle of 88 degrees 43 minutes to the left and run a distance of 212.25 feet; thence turn an angle of 92 degrees 33 minutes to the left and run a distance of 130.09 feet; thence turn an angle of 88 degrees 44 minutes to the left and run a distance of 209.35 feet to the point of beginning.

20.00
2. Notary Fee 250
3. Recording Fee 100
4. Indexing Fee 2350
TOTAL

\$ 34,109.15 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, we have hereunto set our hand(s) and seal(s), this 6th

day of January, 19 87

WITNESS:

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

1987 JAN 13 AM 9:09

STATE OF ALABAMA
SHELBY COUNTY

Randal L. McDonald (Seal)
RANDAL L. McDONALD
Martha O. McDonald Smith (Seal)
MARTHA O. McDONALD SMITH
William R. Smith (Seal)
WILLIAM R. SMITH

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randal L. McDonald, a single man; and Martha O. McDonald Smith and husband, William R. Smith 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 6th day of January, A.D., 19 87

Jamie Robinson Notary Public.
Commission Expires September 16, 1989