

SEND TAX NOTICE TO:

(Name) Thomas Walter Merrell

(Address) Rt 1 Box 2451  
Shelby Ala 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
Post Office Box 822  
(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 Five Thousand and no/100 (\$5,000.00) DOLLARS  
and the execution of a purchase money mortgage recorded simultaneously herewith  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Johnnie Jones a/k/a Johnny Jones and wife, Johnnie Mae Jones

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

Thomas Walter Merrell and wife, Diane Vernon Merrell

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

Shelby County, Alabama to-wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION.

Subject to taxes for 1987 and subsequent years.

Subject to easements, rights of way, and restrictions of record.

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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 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 2nd

day of January Feb, 19 87.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Johnnie Jones AKA (Seal)  
Johnnie Jones a/k/a  
Johnny Jones (Seal)  
Johnnie Mae Jones (Seal)  
Johnnie Mae Jones

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, said State,  
hereby certify that Johnnie Jones a/k/a Johnny Jones and wife, Johnnie Mae Jones  
whose name s 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 2nd day of Feb, A.D., 19 87.

Mike A

M. T. Atchison  
Notary Public.

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A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 23, and the Southeast Quarter of the Southwest Quarter of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 23 and run in an Easterly direction along the North line of said Section for a distance of 380.65 feet to the centerline of a ditch; thence deflect 67 deg. 03' 35" to the left and run in a Northeasterly direction for a distance of 168.01 feet to the point of beginning of herein described parcel; thence deflect 2 deg. 36' 10" to the right and run in a Northeasterly direction for a distance of 264.90 feet to a point, being the intersection of said ditch with the Southwesterly right-of-way of Shelby County Highway 400; thence deflect 110 deg. 02' 50" to the right and run in a Southeasterly direction along said right-of-way for a distance of 548.68 feet to a point; thence deflect 66 deg. 24' 50" to the right and run in a Southwesterly direction for a distance of 460.85 feet to a point; thence deflect 90 deg. 00' 00" to the left and run in a Southeasterly direction for a distance of 130.96 feet to a point; thence deflect 67 deg. 06' 20" to the right and run in a Southerly direction for a distance of 213.00 feet to a point in the centerline of Bussy Branch; thence deflect 68 deg. 52' 10" and run in a Southwesterly direction along said branch for a distance of 209.00 feet to a point; thence deflect 19 deg. 43' 40" to the right and run in a Southwesterly direction along said branch for a distance of 183.54 feet to a point; thence deflect 46 deg. 59' 40" to the left and run in a Southwesterly direction along said branch for a distance of 46.20 feet to a point; thence deflect 25 deg. 36' 00" to the left and run in a Southwesterly direction for a distance of 111.41 feet to a point; thence deflect 7 deg. 13' 40" to the right and run in a Southwesterly direction for a distance of 178.30 feet to a point; thence deflect 18 deg. 29' 40" to the right and run in a Southwesterly direction for a distance of 118.70 feet to the intersection of said branch with a ditch; thence deflect 134 deg. 09' 50" to the right and run in a Northerly direction along said ditch for a distance of 558.86 feet to a point; thence deflect 21 deg. 33' 30" to the right and run in a Northeasterly direction for a distance of 125.77 feet to a point; thence deflect 12 deg. 57' 30" to the left and run in a Northerly direction for a distance of 361.20 feet to a point; thence deflect 19 deg. 20' 30" to the right in a Northeasterly direction for a distance of 312.19 feet to the point of beginning.

According to survey of Robbin E. Phillips, R.L.S #14976, dated November 16, 1985.

Situated in Shelby County, Alabama.

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

1987 FEB -3 AM 9:47

*Thomas P. [Signature]*  
JUDGE OF PROBATE

1. Search Fee	\$ 5.00
2. Notary Fee	_____
3. Recording Fee	\$ 5.00
4. Indexing Fee	1.00
TOTAL	16.00

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

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

RETURN TO  
  
TO