

1825

SEND TAX NOTICE TO:

(Name) Jack Whatley
203 Park Avenue

This instrument was prepared by

(Address) _____

(Name) Frank K. Bynum
2100 Sixteenth Avenue South
(Address) Birmingham, Alabama 35205

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS-----\$ 17,500.00

to the undersigned grantor, Verex Assurance, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Jack Whatley and Betty Whatley

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

A tract of land situated in the SE 1/4 of the NW 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW intersection of Park Avenue and Park Street as located on the map of Thomas Addition to the Town of Aldrich, Alabama, as recorded in Map Book 3, page 52, in the Office of the Judge of Probate, Columbiana, Alabama; thence run in a southwesterly direction along the south line of Park Avenue a distance of 220.31 feet to the point of beginning; thence continue in the same direction along the south line a distance of 256.00 feet; thence turn an angle of 81 degrees 51' to the left and run a distance of 60.00 feet; thence turn an angle of 85 degrees 00' to the left and run a distance of 95.00 feet; thence turn an angle of 85 degrees 00' to the right and run a distance of 40.00 feet; thence turn an angle of 84 degrees 30' to the left and run a distance of 166.35 feet; thence turn an angle of 97 degrees 55' 43" and run a distance of 160.65 feet to a point on the south line of Park Avenue and the point of beginning.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

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TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of February 19 87

ATTEST:

Thomas E. Anderson

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

1987 FEB 23 AM 10:55

VEREX ASSURANCE INC.

Stanley C. Kiefer, President

Deed Tax 1.50
Rec 2.50
Trust 1.00
21.00

I, Geraldine Keene, a Notary Public in and for said County in said State, hereby certify that Stanley C. Kiefer, JUDGE OF PROBATE, whose name as Vice President of Verex Assurance, Inc. a corporation, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

day of

February

19 87



Geraldine Keene
Geraldine Keene
Notary Public
Commission Expires: 9-3-89