

SEND TAX NOTICE TO:

(Name) J. A. Coleman

(Address) P.O. Box 161

Calera, AL 35040

This instrument was prepared by

602

(Name) V. Wayne Causey, Attorney at Law

(Address) Post Office Drawer D, Calera, AL 35040

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 Ten and no/100 (\$10.00)----- DOLLARS

And other good and valuable consideration

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

James Arthur Coleman and wife, Ruth L. Martin Coleman and Charles Arthur Coleman and wife, Betty Ann Coleman

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

James Arthur Coleman and wife, Ruth L. Martin Coleman

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

SHELBY

County, Alabama to-wit:

For a point of beginning commence at the Southeast corner of the NW $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 13, Township 22 South, Range 2 West and proceed South along the West boundary of the SE $\frac{1}{4}$ -NW $\frac{1}{4}$ of said Section 13 for a distance of 366.7 feet to a point on the Northwesterly right-of-way line of the L&N Railroad; thence turn an angle of 36°18'40" right and proceed Southwesterly along said right-of-way line for a distance of 159.63 feet to the point of beginning of property herein described; thence continue along the aforementioned course for a distance of 630.9 feet to a point on said L&N R/W; thence turn an angle of 96°03' right and proceed Northwesterly for a distance of 453.28 feet to a point on the Southeasterly right-of-way line of Alabama Highway No. 25, said point being on the arc of a curve on said right-of-way line; thence proceed Northeasterly along said right-of-way line and said curve concave left for a distance of 584 feet to a point on said right-of-way line; thence proceed Southeasterly for a distance of 437 feet, more or less, to the point of beginning and containing 6.07 acres according to the survey of Billy R. Martin, dated the 2nd day of February, 1987.

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BOOK

This instrument prepared without benefit of title examination.

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

Recd TAX. 50
Recd 2 50
Recd 3 00
Recd 6 00

1987 MAR -6 PM 12: 12

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 6 day of MAR 14, 1987

WITNESS

James Arthur Coleman (Seal)
James Arthur Coleman

Charles Arthur Coleman (Seal)
Charles Arthur Coleman
STATE OF ALABAMA
SHELBY COUNTY }

Ruth L. Martin Coleman (Seal)
Ruth L. Martin Coleman

Betty Ann Coleman (Seal)
Betty Ann Coleman

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Arthur Coleman & wife, Ruth L. Martin Coleman; Charles Arthur Coleman & wife, Betty Ann Coleman 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 6 day of MAR 14, 1987

My Commission Expires May 26, 1987

Notary Public