

2657

SEND TAX NOTICE TO:

(Name) Joe Arledge

(Address) ROUTE 5, BOX 312
MONTVALLO, AL 35115

This instrument was prepared by

(Name) Roberta J. Bahakel

(Address) 2015 2nd Avenue North, Birmingham, Al. 35203

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 Thousand and no/100 (\$10,000.00) DOLLARS

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

Naomi Arledge, a widow

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

Joseph M. Arledge and wife, Betty M. Arledge

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

Shelby County, Alabama to-wit:

Four acres of land, more or less, in the Southwest quarter of the Southeast quarter of Section 35, Township 21, Range 3 West, more particularly described as follows: Beginning at a point on the South line of said Southwest quarter of Southeast quarter, which is 140 yards east of the Southwest corner of said Southwest quarter of Southeast quarter, said point being the Southeast corner of the "Moore Graveyard"; running thence East, along said South line, to a point 70 yards West of the Southeast corner of said Southwest quarter of Southeast quarter, said last mentioned point being the Southwest corner of the Thomas E. Lovelady lot thence North, perpendicular to said South line along the West line of said Lovelady lot, 40 yards, thence West, parallel with said south line to the Northeast corner of said "Moore Graveyard", being a point 140 yards East of the West line of said Southwest quarter of Southeast quarter, thence south along the east line of said Graveyard to the point of beginning, situated in Shelby County, Alabama.

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SUBJECT TO: Taxes for the year 1987; all easements and right of ways of record.

Grantor retains a life interest in the above described property.

Naomi Arledge is the surviving grantee of deed recorded in Volume 224, at Page 504 in the Probate Office of Shelby County, Alabama; the other grantee W. T. Arledge having died.

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, I have hereunto set 23rd hand(s) and seal(s), this March

day of _____, 19 87.

WITNESS:

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

1987 MAR 31 PM 12:00

Naomi Arledge (Seal)
Naomi Arledge

Thomas A. Johnson, Jr. Deeds Tax \$ 10.00
JUDGE OF PROBATE 2. Mtg. Tax (Seal)

STATE OF ALABAMA

SHELBY COUNTY

3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 12.50

I, The undersigned, a Notary Public in and for said County, in said State,

hereby certify that Naomi Arledge, a widow

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 executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 23rd day of _____ A. D., 19 87

Johnston, Cornwell

Thomas A. Johnson, Jr. Notary Public.

