

This instrument was prepared by

1068

**Harrison, Conwill, Harrison & Justice**

P. O. Box 557

Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Thousand and no/100----- DOLLARS

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

Elsie Waites, a widow

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

R. Paul Burns and Marilyn J. Burns

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

Shelby

County, Alabama to-wit:

Commence at the NE corner of SE 1/4 of SW 1/4, Section 28, Township 19 South, Range 2 East; run West along the North line of said 1/4-1/4 Section a distance of 522.1 feet; thence turn 77 deg. 53 min. right for a distance of 33.11 feet to the point of beginning; thence turn 90 deg. 30 min. left for a distance of 188.4 feet to a point; thence turn 75 deg. 42 min. left for a distance of 319.2 feet to a point on the North right-of-way Line of U. S. Highway #280; thence turn 82 deg. 30 min. left along the North right-of-way line of U. S. #280 for a distance of 258.0 feet to a right-of-way monument; thence turn 52 deg. 26 min. left for a distance of 21.0 feet to a right-of-way monument; thence turn 61 deg. 02 min. left for a distance of 100.1 feet to a right-of-way monument; thence turn 89 deg. 29 min. right for a distance of 10.0 feet; thence turn 87 deg. 19 min. left for a distance of 294.2 feet to the point of beginning. Containing 1.90 acres.

SEE REVERSE SIDE

Grantees' address:

P. O. Box 10691

Birmingham, Alabama 35202

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 my hands(s) and seal(s), this 25<sup>th</sup> day of March, 19 87.

WITNESS:

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

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

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

Elsie Waites (Seal)  
Elsie Waites

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

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

STATE OF ALABAMA

SHELBY

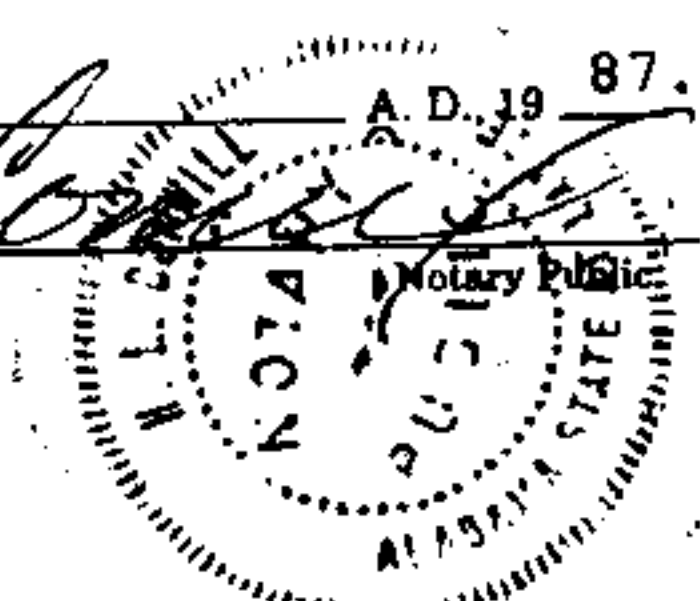
COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elsie Waites, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of March, A. D. 19 87.

Form 31-A



CONWILL & JUSTICE

Elsie Waites is the surviving grantee of deed recorded in Deed Book 199, page 105; Deed Book 172, page 331; and Deed Book 319, page 857 in the Probate Office of Shelby County, Alabama; the other grantee, N. K. Waites having died on or about November 1, 1981.

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

1987 APR 13 PM 3:32

*Thomas A. Shumaker, Jr.*  
JUDGE OF PROBATE

1. Local Tax	\$ 90.00
2. Mig. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	96.00

187-00-451-000

Return to:

TO

WARRANTY DEED  
JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP

Recording Fee \$  
Deed Tax \$ \$

This form furnished by  
HARRISON, CONWILL, HARRISON  
& JUSTICE  
P. O. Box 557  
Columbiana, Alabama 35051

BOOK 124 PAGE 722

