

Send Tax Notice To:

Billie H. Etheredge
Route 1, Box 2293
Shelby, Alabama 35143

829

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
2100 16th Avenue, South
Birmingham, Alabama 35205

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of FORTY-FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS----- (\$ 45,900.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, James Allen Carney, and wife, Louann U. Carney, (herein referred to as Grantors) do grant, bargain, sell and convey unto Billie H. Etheredge and Elizabeth H. Etheredge (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A parcel of land in the SE 1/4 of the NE 1/4, Section 13, Township 24 North, Range 15 East, Shelby County, Alabama, also being situated in Lacoosa Estates Subdivision, a recorded plat of the same on record in the Office of the Judge of Probate in Map Book 5, Page 35, the relationship of said subdivision and the lots therein shown on said map, commence at the NE corner of Lot 26 in said subdivision, and run East along the South right-of-way line of a public chert road in a continuation of the North line of said Lot 26, a distance of 100 feet to the beginning point of subject lot; from said point, continue said course 100 feet to the NW corner of Lot 20 in said subdivision; thence deflect right 90 and run South and parallel to the East line of Lot 26, a distance of 170 feet to a point on the North bank of Canal; thence deflect right 90 and run West and parallel to the North lot line 100 feet; thence deflect right 90 and run North and parallel to said lot line 170 feet to the beginning point.

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

\$ 45,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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✓ Carley Doncus

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 hands and seal, this 26th day of November, 1986.

James Allen Carney
James Allen Carney

Louann U. Carney
Louann U. Carney

STATE OF GEORGIA)

COUNTY OF GWINNETT)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James Allen Carney and wife, Louann U. Carney whose names 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 date the same bears date.

Given under my hand and official seal, this the 26th day of November, 1986.

Penita C. Patterson
Notary Public

My Commission Expires:

Notary Public, Gwinnett County, Georgia
My Commission Expires March 26, 1990

STATE OF ALA. DEED BY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 MAY 11 AM 11:54

John M. Henderson, Jr.
JUDGE OF PROBATE

1. Doc. Tax	\$	—
2. City Tax		—
3. Recording Fee		500
4. Indexing Fee		100
TOTAL		600

