

880

SEND TAX NOTICE TO:

(Name) Leon M. Archer & Marjorie P. Archer  
(Address) P. O. Box 126 Westover, Al. 35185

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

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 One and no/100 \$500.00 DOLLARS  
and exchange of property

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Nelson Wayne Archer and Leon M. Archer

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

Leon M. Archer and wife, Marjorie P. Archer

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

Shelby

County, Alabama to-wit:

Property described on Exhibits "A" and "B" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibits "A" and "B" are signed by grantors herein for the purpose of identification.

The above described property constitutes no part of the homestead of either of the grantors herein.

BOOK 130 PAGE 41

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, we have hereunto set our hand(s) and seal(s), this 11  
day of May, 19 87

WITNESS:

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

Nelson Wayne Archer (Seal)  
Leon M. Archer (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nelson Wayne Archer and Leon M. Archer 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 day the same bears date.

Given under my hand and official seal this 11 day of May, A. D., 19 87

Barath Jackson

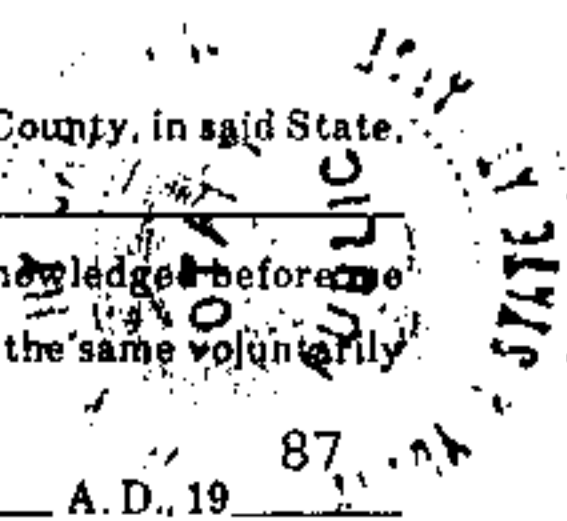


Exhibit "A"

PARCEL NO. 2: Begin at the Northeast Corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 17, T-20S, R-1E; thence proceed in a southerly direction along the east boundary of said  $\frac{1}{4}$  for 760.91 feet to a point; thence turn an angle of 54 $^{\circ}$  16' to the right and run 550.76 feet to a point on the north-east right-of-way line of County Highway No. 55; thence turn an angle of 90 $^{\circ}$  22' 11" to the right and run along said right-of-way for 300.00 feet to a point; thence turn an angle of 89 $^{\circ}$  37' 49" to the right and run 478.87 feet to a point; thence turn an angle of 54 $^{\circ}$  16' to the left and run 555.77 feet to a point on the north boundary of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 17; thence turn an angle of 89 $^{\circ}$  23' 13" to the right and run along said north boundary of said  $\frac{1}{4}$  for 232.00 feet to the point of beginning.

Said parcel of land is lying in the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 17, T-20S, R-1E, and contains 7.06 acres.

PARCEL NO. 3: Begin at the Northwest Corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 16, T-20S, R-1E; thence proceed in an easterly direction along the north boundary of said  $\frac{1}{4}$  for 1330.60 feet to the Northeast Corner of said  $\frac{1}{4}$ ; thence turn an angle of 90 $^{\circ}$  06' 08" to the right and run along the east boundary of said  $\frac{1}{4}$  for 288.97 feet to a point; thence turn an angle of 90 $^{\circ}$  01' 21" to the right and run 721.99 feet to a point; thence turn an angle of 24 $^{\circ}$  28' 13" to the left and run 611.65 feet to a point on the east right-of-way line of County Highway No. 55; thence turn an angle of 73 $^{\circ}$  53' 11" to the right and run along said right-of-way for 16.68 feet to a point; thence continue along said right-of-way along a curve to the left, having a central angle of 7 $^{\circ}$  26' 02" and a radius of 858.51 feet, for an arc distance of 111.39 feet to a point; thence turn an angle of 81 $^{\circ}$  19' 13" to the right (from the tangent to the curve) and run 190.60 feet to a point; thence turn an angle of 65 $^{\circ}$  29' 40" to the left and run 180.00 feet to a point; thence turn an angle of 90 $^{\circ}$  to the left and run 200.00 feet to a point on the west boundary line of aforementioned  $\frac{1}{4}$  section; thence turn an angle of 90 $^{\circ}$  00' to the right and run 155.00 feet to the point of beginning.

Said parcel of land is lying in the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 16, T-20S, R-1E, and contains 9.5 acres.

SIGNED FOR IDENTIFICATION:

*Nelson Wayne Archer*  
Nelson Wayne Archer, Grantor

*Leon M. Archer*  
Leon M. Archer, Grantor

BOOK 130 PAGE 42

Exhibit "B"

A tract or parcel of land situated at Westover, Alabama, and more particularly described as follows: Commence at the point of intersection of the west line of the Sterrett-Columbiana Public Road with north margin of the right-of-way of the A. B. & C. Railroad, thence in a northerly direction along the western margin of said Sterrett-Columbiana Public Road 121 feet, more or less, to the south east corner of the Masonic Lodge Lot, thence in a westerly direction along the south line of said Masonic Lodge lot 150 feet, thence in a northerly direction 50 feet, thence in a westerly direction 850 feet; thence south 171 feet to the north margin of the right-of-way of said A. B. & C. Railroad; thence along the north margin of the right-of-way of said Railroad in an easterly direction to the point of beginning. Together with all improvements therein or thereon.

Less and except that portion conveyed to Joseph Claude Smith and Varina S. Smith which is described in that certain mortgage recorded in Mortgage Book 390, page 984 in the Probate Records of Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

*Nelson Wayne Archer*  
Nelson Wayne Archer, Grantor

*Leon M. Archer*  
Leon M. Archer, Grantor

BOOK 130 PAGE 43

1. Local Tax	\$ 50
2. Mig Tax	
3. Recording Fee	7 50
4. Indexing Fee	1 00
TOTAL	9 00

STATE OF ALABAMA  
COUNTY OF SHELBY

1987 MAY 11 PM 4:51

*James W. ...*  
JUDGE OF PROBATE