

1156

SEND TAX NOTICE TO:

(Name) John R. Saunders  
c/o Saunders, Inc.  
(Address) 250 Office Park Drive, P.O. Box 59200  
Birmingham, Alabama 35259

This instrument was prepared by

(Name) Bradley, Arant, Rose & White  
1400 Park Place Tower  
(Address) Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Thurman Wilson, Jr. and wife, Katherine Ann Wilson,

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

John R. Saunders,

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

Shelby

County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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(\$179,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

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 12th

day of May, 1987

WITNESS:

Michael J. Brant (Seal)  
Michael J. Brant (Seal)  
\_\_\_\_\_  
(Seal)

Thurman Wilson, Jr. (Seal)  
Katherine Ann Wilson (Seal)  
Katherine Ann Wilson (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thurman Wilson, Jr. and wife, Katherine Ann Wilson, 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 12th day of May, A. D., 1987

EXHIBIT "A"

A parcel of land located in the SE 1/4 of the SE 1/4, Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of Lot 9, of Parkside, as recorded in Map Book 7 page 136 in the Office of the Judge of Probate of Shelby County, Alabama; thence in an Easterly direction along the North line of said Lot 9, a distance of 111.43 feet; thence 114 deg. 24 min. 08 sec. left in a Northwesternly direction a distance of 381.58 feet to a point on the Southerly right of way line of Alabama Highway No. 119; thence 71 deg. 58 min. 32 sec. left in a Southwesterly direction along said right of way line a distance of 106.72 feet; thence 90 deg. right in a Northwesternly direction along said right of way line a distance of 10.0 feet; thence 90 deg. 18 min. 30 sec. left in a Southwesterly direction along said right of way line a distance of 33.62 feet; thence 111 deg. 58 min. 38 sec. left in a Southeasterly direction a distance of 389.38 feet to the point of beginning; being situated in Shelby County, Alabama.

Part of the SE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the Northwest corner of Lot 9, Parkside, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 7, Page 136, run in an Easterly direction along the North line of said Lot 9 for a distance of 111.43 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 54.90 feet to an existing iron pin; thence turn an angle to the left of 114 deg. 24 min. 08 sec. and run in a Northwesternly direction for a distance of 387.99 feet to an existing iron pin being on the South right of way line of Alabama Highway No. 119; thence turn an angle to the left of 71 deg. 58 min. 32 sec. and run in a Westerly direction along said right of way line for a distance of 52.58 feet to an existing iron pin; thence turn an angle to the left of 108 deg. 01 min. 28 sec. and run in a Southeasterly direction for a distance of 381.58 feet to the point of beginning; being situated in Shelby County, Alabama.

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

1987 MAY 14 PM 1:05

*Thomas P. Henderson, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 100
2. Mtg. Tax	
3. Recording Fee	500
4. Indexing Fee	100
TOTAL	700