

434

Grantees' address
405 Deborah Drive
Columbiana, Alabama 35051

This instrument was prepared by

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 Four Thousand Five Hundred and no/100 (\$4,500.00) -----DOLLARS

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

Retta Mooney Nibler, formerly known as Retta Mooney Etress
herein referred to as grantors) do grant, bargain, sell and convey unto
Don Piazza and wife, Paula Piazza

(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 northwest corner of Lot No. 15 of Walters Cove, Third Sector as recorded in Map Book 5, Page 71 in the Office of Probate Judge, Columbiana, Alabama; said point lying on the south right-of-way line of Walters Drive (Co. Hwy. 416); thence proceed south 73 deg. 10 min. west(MB) along the said south right-of-way line of Walters Drive for a distance of 600.00 feet to the point of beginning of the parcel of land herein conveyed; thence turn an angle of 90 deg. 00 min. to the left and proceed for a distance of 250.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed parallel to the south boundary of Walters Drive for a distance of 185.64 feet to a point; thence turn an angle of 104 deg. 19 min. 12 sec. to the right and proceed for a distance of 258.01 feet to a point, said point lying on the south right-of-way line of Walters Drive; thence turn an angle of 75 deg. 40 min. 48 sec. to the right and proceed North 73 deg. 10 min. East (MB) along the said south right-of-way line of Walters Drive for a distance of 121.83 feet to the point of beginning. This parcel of land shall carry the same restrictions as Walters Cove, First Section as recorded in Deed Book 248, Page 750 except the name James L. Ray, Jr. or his heirs shall apply instead of Emmett Cloud or Cloud Realty. Rights to use of the boat launch facility (users risk) go with and follow ownership of the land. The 60 feet building setback line applies and the Alabama Power Co. has a powerline easement 16 feet from and parallel to the west boundary. This parcel of land is lying in the SE 1/4 of NW 1/4, Section 23, Township 21 South, Range 1 East. This land is not the homestead of the Grantor.

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 23rd
day of May, 19 87.

WITNESS:

1987 JUN -4 PM 2:24
JUDGE

Retta Mooney Nibler (Seal)
Retta Mooney Nibler (Seal)
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

1. Deed Tax (Seal) 4.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 8.00

General Acknowledgment

I, the undersigned

Retta Mooney Nibler

hereby certify that _____
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 23rd day of _____

May

A. D., 19 87

William R. Justice
Notary Public.

