

This instrument was prepared by

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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 Forty-five Thousand and no/100----- DOLLARS
(\$45,000.00)

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

Erwin Horton, a married man

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

Barton H. Newell, Jr. and wife, Laverne A. Newell

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

shelby

County, Alabama to-wit:

Begin at the Southwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 24 North, Range 14 East; thence run East along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 965.80 feet to a point on the Northwesterly right of way of a county road, said point being on a curve to the right having a radius of 489.18 feet; thence run northeasterly along said curve and right of way for 261.50 feet to the point of tangent; thence continue along said right of way for 470.40 feet to a point on the southwesterly right of way of Shelby County Highway No. 86; thence 131 deg. 46 min. 20 sec. left to tangent of a curve to the right having a radius of 1204.81 feet; thence run along said curve and right of way for 342.29 feet to the point of tangent; thence continue northwesterly along said right of way for 1466.33 feet; thence 123 deg. 53 min. 04 sec. left run 1612.48 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

GRANTEE'S ADDRESS:

563 So. Forrest Drive
Homewood, Alabama 35209

\$33750.00 of the above purchase price was paid by mortgage executed simultaneously herewith.
THE ABOVE DESCRIBED PROPERTY 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, we have hereunto set our hands(s) and seal(s), this 10
June day of 1987.

WITNESS:

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

1. Record Tax \$ 11.50
2. Notary Fee 2.50
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 15.00
1987 JUN 11 PM 2:58 (Seal)
JUDGE OF THE COURT (Seal)

Erwin Horton (Seal)
Erwin Horton

(Seal)
(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
Erwin Horton, A Married man
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 _____ he _____ executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 10 day of June A. D., 1987

William R. Justice
Notary Public.

