

74 \$22,800.00

SEND TAX NOTICE TO:

(Name) Jerry Randal Lewis and Paula F. Lewis
Route 2, Box 126 B
Columbiana, Alabama 35051

(Address)

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEY AT LAW

(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 } KNOW ALL MEN BY THESE PRESENTS.
SHELBY COUNTY }

That in consideration of ONE HUNDRED AND NO/100 (\$100.00) AND OTHER GOOD AND DOLLARS
VALUABLE CONSIDERATIONS

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

Stoney M. Glenn, a single man

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

Jerry Randal Lewis and wife, Paula F. Lewis

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

Shelby County, Alabama to-wit:

A lot or parcel of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 21, Range 1 West, particularly described as follows: Beginning at the Southeast corner of said forty acres and run West along the South line of same about 1080 feet to the East right of way line of the Columbiana-Wilsonville Highway; thence North 12 degrees East along the East right of way line of said Highway 405 feet, more or less, to the center of what is known as Miles Branch as the point of beginning of the lot hereby conveyed; thence East along the center of said branch 100 feet; thence South 12 degrees West and parallel with said Highway 150 feet; thence West and parallel with said branch 100 feet to the East right of way line of said Highway; thence Northeast along said Highway right of way 150 feet to the point of beginning, and situated in Shelby County, Alabama, and being the same lands conveyed by warranty deed from J.W. Bullard, a widower to Mrs. Ina Bullard on February 13, 1940, said deed being recorded in Deed Book 107, page 616, in the Probate Office of Shelby County, Alabama.

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800

Subject to easements and rights of way of record.

Subject to transmission line permit to Alabama Power Company recorded in Deed Book 107, page 564 in the Probate Office of Shelby County, Alabama.

\$21,250.00 of the above recited purchase price was paid by mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29th

day of June, 19 87.

STATE OF ALA. SHELBY CO.

WITNESS I CERTIFY THIS

INSTRUMENT WAS FILED

1987 JUL - 1 PM 3:36

1. Deed Tax \$ 200

2. Mtg Tax 100.50

3. Recording Fee 50

4. Indexing Fee 1.00

TOTAL 550

Stoney M. Glenn

(Seal)

(Seal)

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA }

SHELBY COUNTY }

I, R. J. the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Stoney M. Glenn, an unmarried man

NOTARY I am 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 same date.

Given under my hand and official seal this

29th day of June

A. D. 19 87

William R. Justice

Public