

1604

SEND TAX NOTICE TO:

(Name) Robert and Carolyn Self
1072 Michelle Circle
(Address) Birmingham, Alabama 35215

This instrument was prepared by

(Name) THERESA ANNE TKACIK

(Address) 6102 Valley Station Road, Helena, Alabama 35080

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 THIRTY-SEVEN THOUSAND, FIVE-HUNDRED DOLLARS AND NO/100'S-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gloria Cardwell Standard, individual and Gloria Cardwell Standard and Thomas B. Standard as executors under the will of Russell L. Cardwell and Trustees of the Russell L. Cardwell Trust Agreement.
(herein referred to as grantors) do grant, bargain, sell and convey unto

ROBERT DAVID SELF AND CAROLYN G. SELF

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

SHELBY County, Alabama to-wit:

A parcel of land consisting of 20 acres located in Sections 16, 17, 20, and 21, Township 21 South, Range 2 West, Shelby County, Alabama; recorded in Map Book 11, Page 12, and being more particularly described in Exhibit "B" attached hereto and made a part of this conveyance. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 117, Page 127, in the Probate Office.

Minerals and mining rights excepted.

Right of way as set out in Deed Book 17, Page 537 in the Probate Office.

Less and except any part of subject property lying within the right of way.

Less and except the easterly 30 feet of said property, which is reserved as a non-exclusive easement for ingress, egress, and utilities.

Emmett Cloud Realty to approve plans, specifications, grades, architectural design, and placement of the residence to be constructed on this estate prior to beginning to construction;

minimum square foot living area is 2400 square feet on one level; 1600 square feet on the first floor of a 1½ story dwelling with the remaining 800 square feet in the ½ story; 1400 square feet on each level of a two story dwelling with a 400 square foot wing attached to the ground floor.

No more than one (1) horse per every two (2) acres in any one estate will be allowed.

No more than two (2) cows per estate will be allowed.

No sheep, goats, or pigs will be allowed.

No dog kennels.

Future use of the property must comply with Shelby County specifications and regulations.

Seller is not and will not be liable for any damages incurred due to future sink-holes occurring.

Notarized acknowledgements as to signatures attached hereto and made a part of this conveyance as Exhibit "A".

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 ~~will~~ (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 29th

day of June, 19 87

WITNESS:

Joseph A. George (Seal)

Caroline M. Dunn (Seal)

Linda Bell (Seal)

Georgia (Seal)

Bibb COUNTY

Gloria Cardwell Standard (Seal)
Individual

Gloria Cardwell Standard (Seal)
Executor and Trustee

Thomas B. Standard (Seal)
Executor and Trustee

STATE OF Georgia } \$28,125.00 of the purchase price
Bibb COUNTY } recited above was paid from mortgage
loan closed simultaneously herewith.

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State,

hereby certify that GLORIA CARDWELL STANDARD, individual

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 29th day of June, A.D., 19 87

Joyce R. Bell Public.
MY COMMISSION EXPIRES SEPTEMBER 18 1988

EXHIBIT "A"

STATE OF Georgia)
COUNTY OF Bibb)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GLORIA CARDWELL STANDARD AND THOMAS B. STANDARD, whose names as EXECUTORS 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, in thier capacity as such EXECUTORS, executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of June, 1987.

Notary Public

Joyce A. Bell

MY COMMISSION EXPIRES SEPTEMBER 10, 1989

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STATE OF Georgia)
COUNTY OF Bibb)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GLORIA CARDWELL STANDARD AND THOMAS B. STANDARD, whose names as TRUSTEES 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, in their capacity as such TRUSTEES, executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of June, 1987.

Notary Public

Joyce A. Bell

MY COMMISSION EXPIRES SEPTEMBER 10, 1989

EXHIBIT "B"

State Of Alabama
Shelby County

Cloud3.MFF

A parcel of land in the S.E.1/4 of the S.E.1/4 of Sections 17, Township 21 South, Range 2 West, Shelby County, Alabama; described as follows:
Commence at the Southwest corner of the S.E.1/4 of the S.E.1/4 of said Section 17;
Thence run North along the West 1/4 - 1/4 line 70.70 feet to the point of beginning;
Thence continue last course 1171.77 feet to a point 100.29 feet south of the Northwest corner of said 1/4 - 1/4 section;
Thence turn right 94 deg. 21 min. 49 sec. and run East 1040.81 feet to a point in the center of said unpaved road;
Thence turn right 164 deg. 56 min. 53 sec. and run Southwest along said road 109.21 feet;
Thence turn left 46 deg. 21 min. 39 sec. and run Southwest along said road 129.58 feet;
Thence turn right 10 deg. 35 min. 31 sec. and run Southwest along said road 101.91 feet;
Thence turn left 11 deg. 45 min. 06 sec. and run Southwest along said road 137.13 feet;
Thence turn left 00 deg. 36 min. 30 sec. and run Southwest along said road 738.20 feet;
Thence turn right 82 deg. 17 min. 56 sec. and run West 641.79 feet to the point of beginning.
Containing 20.8 acres, less and except the Easterly 30 feet of said property which is reserved as a non-exclusive easement for ingress, egress and utilities. Net 20.0 acres.

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

1987 JUL 24 PM 1:06

Thomas A. Shaw
JUDGE OF PROBATE

Deed TAX 9.50
Rec 7.50
Ind 1.00

18.00