

Value \$3,575.

1665

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. David G. Egger  
Route 1, Box 197  
(Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-5 Rev. 5/82 This deed prepared without title examination or certification.  
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 exchange of deeds on even date between the Grantee David G. Egger  
herein and the Grantors herein to partition jointly owned real property,  
to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,  
JUDY EGGLER WHITTEN, a married woman; CHARLES W. EGGLER, a married man; and, SARA H.  
EGGLER, an unmarried woman,  
(herein referred to as grantors) do grant, bargain, sell and convey our undivided interest unto  
DAVID G. EGGLER and wife, KAREN S. EGGLER,

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

Shelby County, Alabama to-wit:

PARCEL 2. Commence at the Northeast corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 5,  
Township 20 South, Range 1 East, Shelby County, Alabama, thence run South 89 deg. 49  
min. 32 sec. West 553.24 feet to the point of beginning; thence continue on the last  
described course 220 feet; thence run South 2 deg. 45 min. West 661.69 feet to a point  
in the centerline of a dirt road; thence run North 66 deg. 28 min. 07 sec. East along  
said centerline 253.63 feet; thence run North 17 deg. 03 min. 36 sec. West 209.63 feet;  
thence run North 72 deg. 56 min. 24 sec. East 82 feet; thence run North 0 deg. 23 min.  
43 sec. East 335.88 feet to the point of beginning. Containing 3.00 acres, more or  
less, according to survey dated May 27, 1987 and revised June 16, 1987 by Steven M.  
Allen, Registered Land Surveyor #12944.

Subject to the following encumbrances and easements: Ad valorem taxes for 1987  
and subsequent years; to existing public easements serving the above described real  
property; to all rights-of-way and easements of record in the Office of the Judge of  
Probate of Shelby County, Alabama; and, to easement and right-of-way for dirt road or  
gravel road across the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 4 and the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section  
5, both in Township 20 South, Range 1 East, Shelby County, Alabama, connecting Shelby  
County Highway #55 with Shelby County Highway #51, as shown by survey dated May 27,  
1987 and revised June 16, 1987 by Steven M. Allen, Registered Land Surveyor #12944.

The parties to this conveyance (with exception of the Grantee's spouse) are jointly  
vested with an undivided one-half interest in and to the above described real property  
through the Estate of George H. Egger, deceased, Probate Court of Shelby County,  
Case No. 25-234, by virtue of being devisees under the Last Will and Testament of George  
(CONTINUED ON REVERSE SIDE)

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 24th

day of July, 19 87

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

GRANTORS:

Judy Egger Whitten (Seal)  
Judy Egger Whitten  
Charles W. Egger (Seal)  
Charles W. Egger  
Sara H. Egger (Seal)  
Sara H. Egger

STATE OF ALABAMA  
SHELBY COUNTY }

I, the undersigned  
Judy Egger Whitten, a married woman; Charles W. Egger, a married man; and,  
Sara H. Egger, an unmarried woman,  
whose name 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. 24th day of July, A.D. 1987  
Given under my hand and official seal this 24th day of July, A.D. 1987

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CONTINUATION OF DEED

H. Egger, deceased, except for Sarah E. Egger, who acquired her interest in this Estate by virtue of the deed from Testator's devisees Ronnie Egger, Debbie Egger Bearden and Anita Egger Angelos, which deed was recorded on July 9, 1986 in Real Book 080, at Pages 86-87, in the Office of the Judge of Probate of Shelby County, Alabama. The other undivided one-half interest in the above described real property is vested in Sara Hamer Egger a/k/a Sarah E. Egger by virtue of the deed to her and George Herney Egger a/k/a George H. Egger recorded on May 7, 1945 in Deed Book 120, at Page 401, in said Probate Records. The within deed, with the other three deeds executed and delivered simultaneously herewith to Judy Egger Whitten and, Husband Robert Whitten, as Grantees, to Charles W. Egger and wife, Glenda Walton Egger, as Grantees, and to Sara H. Egger, as Grantee, constitute a partition of the undivided ownership of the Estate of George H. Egger, deceased, and Sara Hamer Egger a/k/a Sarah E. Egger; this partition is in lieu of the sale for division ordered in the divorce decree between George H. Egger and Sarah E. Egger dated May 15, 1985 in Circuit Court of Shelby County, Alabama, Case No. DR-84-379.

The above described real property does not constitute any part of the homeplace of the Grantors or the spouse of any Grantor, except for the Grantor Sara H. Egger, an unmarried woman.

CWE

J.E.W.

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

1987 JUL 24 PM 3:27

*Thomas W. Cunningham, Jr.*  
JUDGE OF PROBATE

|                  |        |
|------------------|--------|
| 1. Deed Tax      | \$ 400 |
| 2. Mtg. Tax      | 500    |
| 3. Recording Fee | 200    |
| 4. Indexing Fee  | 1100   |
| TOTAL            |        |

J. H. G. SAT  
REC

RETURN TO

TO

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP.  
Title Insurance  
BIRMINGHAM, ALA.