

Vol. \$3,575 1664

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Charles W. Egglar
322 Shelia Boulevard
(Address) Prattville, Alabama 36067

This instrument was prepared by

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

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

Form 1-14 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 Charles W. Egglar
herein and the Grantors herein to partition jointly owned real property,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JUDY EGGLER WHITTEN, a married woman; DAVID G. 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
CHARLES W. EGGLER and wife, GLENDA WALTON 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 3. 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 240.04 feet to the point of beginning; thence continue on the last
described course 313.20 feet; thence run South 0 deg. 23 min. 43 sec. West 335.88 feet;
thence run North 72 deg. 56 min. 24 sec. East 141.80 feet; thence run South 17 deg.
03 min. 36 sec. East 209.63 feet to a point in the centerline of a dirt road; thence
run North 76 deg. 17 min. 10 sec. East along said centerline 85.94 feet; thence run
North 80 deg. 55 min. 13 sec. East along said centerline 221.10 feet; thence run
North 78 deg. 35 min. 39 sec. East along said centerline 169.30 feet; thence run South
89 deg. 49 min. 32 sec. West 370.93 feet; thence run North 3 deg. 01 min. 53 sec.
East 408.58 feet to the point of beginning. Containing 3.00 acres, more or less, accord-
ing 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
(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:

GRANTORS:

Judy Egglar Whitten (Seal)
Judy Egglar Whitten
David G. Egglar (Seal)
David G. Egglar
Sara H. Egglar (Seal)
Sara H. Egglar

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned

hereby certify that Judy Egglar Whitten, a married woman; David G. Egglar, a married man; and,
Sara H. Egglar, an unmarried woman,
whose names 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.

Given under my hand and official seal this 24th day of July, A.D., 19 87

Public.

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CONTINUATION OF DEED

through the Estate of George H. Egglar, deceased, Probate Court of Shelby County, Case No. 25-234, by virtue of being devisees under the Last Will and Testament of George H. Egglar, deceased, except for Sarah E. Egglar, who acquired her interest in this Estate by virtue of the deed from Testator's devisees Ronnie Egglar, Debbie Egglar Bearden and Anita Egglar 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 Egglar a/k/a Sarah E. Egglar by virtue of the deed to her and George Herney Egglar a/k/a George H. Egglar 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 Egglar Whitten and, husband Robert Whitten, as Grantees, to David G. Egglar and wife, Karen S. Egglar, as Grantees, and to Sara H. Egglar, as Grantee, constitute a partition of the undivided ownership of the Estate of George H. Egglar, deceased, and Sara Hamer Egglar a/k/a Sarah E. Egglar; this partition is in lieu of the sale for division ordered in the divorce decree between George H. Egglar and Sarah E. Egglar 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. Egglar, an unmarried woman.

S. H. E.
D. E.

J. E. W.

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

1987 JUL 24 PM 3:26

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

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

200 245 MAR

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

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

TO

RETURN TO