

Grantee's Name and Address:

Thomas E. Lacey  
Off Roy Drive  
Helena, AL 35080

This instrument was prepared by

(Name) Roe & Rowell

(Address) 1933 Montgomery Hwy., Suite 130, B'ham, AL 35209

Send Tax Notice To: \_\_\_\_\_

name

address

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA**

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One (\$1.00) and other good and valuable considerations \_\_\_\_\_ DOLLARS

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

DANNY E. HOPE and wife, REVA W. HOPE

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

THOMAS E. LACEY d/b/a TOM LACEY CONSTRUCTION

(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 situated in the SW 1/4 of the SE 1/4 of Section 22, Township 20 South, Range 3 West, and being more particularly described as follows: Commence at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 22 Township 20 South, Range 3 West, Shelby County, Alabama; thence run East along the South line of said 1/4 1/4 Section a distance of 837.42 feet to the point of beginning; thence continue along the last described course a distance of 165.04 feet; thence turn left 91 deg. 18 min. 36 sec. and run North a distance of 264.0 feet; thence turn left 88 deg. 41 min. 24 sec. and run West a distance of 165.04 feet; thence turn left 91 deg. 18 min. 36 sec. and run South a distance of 264.0 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, a 20.0 foot wide non-exclusive easement for ingress and egress for the above described property, and being more particularly described as follows: Commence at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence run East along the South line of said 1/4 1/4 Section a distance of 598.36 feet to the point of beginning; thence continue along the last described course a distance of 239.06 feet to the West line of the previously described parcel; thence turn left 91 deg. 18 min. 36 sec. and run North a distance of 20.01 feet; thence turn left 88 deg. 41 min. 24

(LEGAL DESCRIPTION CONTINUED ON BACK)

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 23rd

day of June, 1987

WITNESS:

Danny E. Hope (Seal)  
DANNY E. HOPE

Reva W. Hope (Seal)  
REVA W. HOPE

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

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

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

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

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANNY E. HOPE and wife, REVA W. HOPE whose name s are 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 23rd day of June, A. D., 1987

sec. and turn West a distance of 238.60 feet; thence turn left 90 deg. 00 min. and run South a distance of 20.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the current year.
2. Easements, rights of way, and restrictions of record.
3. Mineral and mining rights excepted.

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

1987 AUG 24 AM 10:31

*Thomas A. Shingleton, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>5.50</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>11.50</u>

Return to:

TO

WARRANTY DEED  
JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP

Recording Fee \$  
Deed Tax \$

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET  
BIRMINGHAM, ALABAMA 35203

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