

245

SEND TAX NOTICE TO:

(Name) Idus Copeland, Jr.  
Martha Jane Copeland  
(Address) 524 - Canterbury Rd.  
Rt. 2  
Pelham Al. 35-124

This instrument was prepared by

(Name) This instrument prepared by  
Walter Fletcher  
(Address) 2121 Highland Ave., So.  
Birmingham, Alabama 35205

Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-One Thousand Five Hundred and no/100-----DOLLARS

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

O. E. JOHNSON and wife, MITTIE D. JOHNSON  
(herein referred to as grantors) do grant, bargain, sell and convey unto

IDUS COPELAND and wife, MARTHA JANE COPELAND  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

From the Northeast corner of Section 11, Township 24 North, Range 15 East, run South along the East boundary of said Section 11 a distance of 1667.62 feet to the point of beginning of herein described parcel of land; thence turn 62 deg. 21 min. 20 sec. right and run 198.44 feet; thence turn 68 deg. 30 min. 20 sec. left and run 125.0 feet; thence 135 deg. 06 min. left and run 117.18 feet; thence turn 24 deg. 26 min. right and run 99.85 feet; thence turn 63 deg. 11 min. left and run 80.0 feet to the point of beginning of herein described parcel of land containing a 12.5 foot easement in width lying West of and running parallel to the East boundary of afore described parcel of land; being situated in Shelby County, Alabama.

Including the 1973 Partly Furnished Mobile Home situated thereon together with the screened-in patio, storage shed, boat house and pier.

1. Deed Tax 21.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 25.00

BOOK 149 PAGE 168

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1987 SEP -2 PM 12:18

Thomas P. Lawrence, Jr.  
JUDGE OF PROBATE

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 1st day of September, 19 87.

WITNESS:

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

O. E. Johnson (Seal)  
O. E. JOHNSON  
Mittie D. Johnson (Seal)  
MITTIE D. JOHNSON  
Mittie D. Johnson (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that O. E. JOHNSON and wife, MITTIE D. JOHNSON whose name s 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 1st day of September, A. D., 19 87