

This instrument was prepared by

Send Tax Notice To: Terry L. Poole  
name 2314 So. Shades Crest Rd.  
Bessemer, Alabama 35020  
address

(Name) Larry R. Newman, Attorney at Law  
(Address) 604 38th Street South, Birmingham, Alabama 35222

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

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand Four Hundred Seventy Eight and 26/100 DOLLARS

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

Dan G. Laird and Carole H. Laird, husband and wife

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

Terry L. Poole and Phyllis M. Poole, husband and wife

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

For the legal description of the property herein conveyed see Exhibit "A" which is attached hereto and made a part hereof by reference.

Subject to: 1) taxes for the years 1987 and thereafter;  
2) restrictions appearing of record in Volume 350, page 846,  
in the Probate Office of Shelby County, Alabama.

\$10,200.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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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 31st day of August, 19 87

WITNESS:

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

Dan G. Laird (Seal)  
Carole H. Laird (Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dan G. Laird and Carole H. Laird 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 31st day of August A. D., 19 87

Larry R. Newman  
Notary Public.

EXHIBIT "A"

A parcel of land situated in the Southwest quarter of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the southwest corner of said Section 28 and run north along the west line of said section for a distance of 382.94 feet to a point; thence turn an angle to the right of 58 degrees 52 minutes 00 seconds and run in a northeasterly direction for a distance of 519.29 feet to the southwest line of a 30 foot easement for ingress and egress; thence turn an angle to the right of 90 degrees 09 minutes 00 seconds and run in a southeasterly direction along said 30 foot easement for a distance of 800.00 feet to a point on the northwest right-of-way of South Shades Crest Road; thence turn an angle to the left of 90 degrees 01 minutes 00 seconds and run in a northeasterly direction along said northwest right-of-way line for a distance of 30.00 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a northwesterly direction along the northeast line of said 30 foot easement for a distance of 150.00 feet to the POINT OF BEGINNING; thence continue along last stated course for a measured distance of 103.67 feet to a point; thence turn an angle to the right of 89 degrees 20 minutes 11 seconds and run in a northeasterly direction for a distance of 228.43 feet to an iron pin found; thence turn an angle to the right of 13 degrees 15 minutes 00 seconds and run in a northeasterly direction for a distance of 175.04 feet to a point; thence turn an angle to the right of 72 degrees 01 minutes 54 seconds and run in a southwesterly direction for a distance of 183.51 feet to an iron pin found; thence turn an angle to the right of 121 degrees 44 minutes 45 seconds and run in a northwesterly direction for a distance of 137.45 feet to an iron pin found; thence turn an angle to the left of 09 degrees 12 minutes 29 seconds and run in a northwesterly direction for a distance of 149.98 feet to an iron pin found; thence turn an angle to the left of 13 degrees 37 minutes 38 seconds and run in a southwesterly direction for a distance of 150.29 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

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Parcel II:

Easement for ingress and egress over and across a 30 foot wide strip of property extending from South Shades Crest Road, said easement being more particularly described as follows:

Commence at the SW corner of the SW 1/4 of Section 28, Township 20 South, Range 4 West; thence north along the said Section line for 382.94 feet, thence turn right 58 degrees 52 minutes for 519.29 feet, thence turn right 90 degrees 01 minutes for 547 feet to the Point of Beginning of a 30 foot wide egress easement lying east of the following line, continue along the last course for 253 feet to the right of way of South Shades Crest Road. Situated in Shelby County, Alabama.

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

1987 SEP -3 AM 10:03

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

1. Deed Tax	\$ <u>3.50</u>
2. Mtg. Tax	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>9.50</u>