

1385

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Joseph E. Walden, Walden & Walden Attys.

(Address) P.O. Box 1610, Alabaster, Alabama 35007

Form 1-1-8 Rev. 5/82
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 One Hundred and 00/100s (\$100.00) DOLLARS

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

Emogene Kirkland, an unmarried woman

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

Emogene Kirkland and Gladys Blackwell

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

Shelby County, Alabama to-wit:

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Commence at the SW corner of the SE1/4 of the NW1/4 of Section 32, Township 21 South, Range 1 East; thence run East along the South line of said 1/4-1/4 for 476.24 feet to the Point of Beginning; thence continue last described course for 864.57 feet to the southerly R/W of Shelby County hwy. 28 and a curve to the right having a radius of 2733.0 feet; thence 133 deg. 06' 18" left to tangent of said curve, run along curve and R/W for 568.94 feet; thence 86 deg. 35' right from tangent of said curve run Northeasterly 233.32 feet; thence 64 deg. 48' right run 684.30 feet to the East line of said 1/4-1/4; thence 90 deg. 00' left run North 2104.21 feet to the NE corner of said 1/4 section; thence 89 Deg. 54' 10" left run West along the north line of said 1/4 section for 829.29 feet; thence 90 deg. 01' 26" left run 2218.58 feet to the northerly R/W of said highway; thence 31 deg. 54' 04" right run 66.0 feet to the southerly R/W of said highway; thence 30 Deg. 53' 02" left run 264.55 feet to the Point of Beginning. Containing 42.14 Acres more or less, including any Easements and Rights of way.

Emogene Kirkland is the sole surviving grantee of that certain deed to Alvin M. Kirkland and wife, Emogene Kirkland dated February 12, 1964 and recorded in Deed Book 229 at page 310 in the Probate Office of Shelby County, Alabama, Alvin M. Kirkland having died on July 14, 1987.

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, kl have hereunto set my hand(s) and seal(s), this 17th

day of September, 19 87.

WITNESS:

Harvey M. Hughes STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

Susan D. Collier 1987 SEP 17 AM 9:26 (Seal)

Thomas A. Standish JUDGE OF PROBATE (Seal)

STATE OF ALABAMA

Shelby COUNTY

Emogene Kirkland (Seal)
Emogene Kirkland

_____ (Seal)

_____ (Seal)

Deed TAX .50
Rec 2.50
Jud 1.00
4.00

I, Teresa W. Ray, a Notary Public in and for said County, in said State,

hereby certify that Emogene Kirkland

whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily

on the day the same bears date.
Given under my hand and official seal this 17th day of September, A. D., 19 87
Teresa W. Ray Notary Public.
Rt 2 Box 142