

1545

SEND TAX NOTICE TO:

(Name) Countress Wallace Threatt  
P.O. Box 305  
(Address) Harpersville, Alabama 35078 ✓

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW  
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 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 TWO THOUSAND AND NO/100 (\$2,000.00)-----DOLLARS

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

Palmer A. McGinnis and wife, Larnetta McGinnis

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

Countress Wallace Threatt and Delbert L. Wallace Threatt

(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 property located in the SW $\frac{1}{4}$  of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, containing 1.0 acres and described as follows: Commence at the NW corner of the SW $\frac{1}{4}$  of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 88 $^{\circ}$  24' 06" East along the North boundary of said  $\frac{1}{4}$  section for a distance of 752.81 feet; thence proceed South 0 $^{\circ}$  54' 14" East for a distance of 870.78 ft.; thence turn an angle of 90 $^{\circ}$  to the left and proceed East for a distance of 20 feet to the point of beginning. From this beginning point continue East for a distance of 232.81 ft.; thence turn an angle of 90 $^{\circ}$  to the right and proceed South for a distance of 187.10 feet; thence turn an angle of 90 $^{\circ}$  to the right and proceed West for a distance of 232.81 feet; thence turn an angle of 90 $^{\circ}$  to the right and proceed North for a distance of 187.10 feet, to the point of beginning.

ALSO AN EASEMENT IS GRANTED FOR THE PURPOSE OF INGRESS AND EGRESS being 20 feet in width and being more particularly described as follows, to-wit: Commence at the NW corner of the SW $\frac{1}{4}$  of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 88 $^{\circ}$  24' 06" East along the North boundary of said  $\frac{1}{4}$  section for a distance of 752.81 feet; thence proceed South 0 $^{\circ}$  54' 14" East for a distance of 870.78 feet to the point of beginning of said easement. From this beginning point continue South 0 $^{\circ}$  54' 14" East for a distance of 798.19 feet; thence turn an angle of 90 $^{\circ}$  to the right and proceed West for a distance of 100 feet; thence turn an angle of 90 $^{\circ}$  to the left and proceed South for a distance of 378.03 feet to a point on the Northerly right-of-way line of a Shelby County Road (Glaze Ferry Road); thence proceed Northeasterly along the Northerly right-of-way line of said road for a distance of 21.87 feet; thence proceed North for a distance of 349.18 feet; thence turn an angle of 90 $^{\circ}$  to the right and proceed East for a distance of 100 feet; thence turn an angle of 90 $^{\circ}$  to the left and proceed North for a distance of (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 18th day of September, 1987

WITNESS:

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

Palmer A. McGinnis (Seal)  
Larnetta McGinnis (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Palmer A. McGinnis and wife, Larnetta McGinnis 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 18th day of September, A. D., 19 87

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818.19 feet; thence turn an angle of 90<sup>0</sup> to the left and proceed West for a distance of 20 feet to the point of beginning of said easement. According to the survey of R. Edward Gilliland, Ala. Reg. No. 15919, dated the 1st day of September, 1987.

SIGNED FOR IDENTIFICATION:

Palmer A. McGinnis  
Palmer A. McGinnis

Larnetta McGinnis  
Larnetta McGinnis

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RETURN TO

TO

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

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

752.81'

S 88° 24' 06" E

NW COR  
SW 1/4  
SEC 27 T19S R2E

870.78'

232.81'

PARCEL # 5

1.0 ACS.

187.10'

232.81'

187.10'

S 0° 54' 14" E

1668.97'

798.19'

818.19'

20' EASEMENT

STATE OF ALABAMA  
SHELBY COUNTY

I, W. Edward Gilliland, hereby certify that the above is a true and correct map of the property shown being more particularly described as follows, to-wit: Commence at the Northwest corner of the Southwest one-fourth of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 88° 24' 06" East along the North boundary of said quarter section for a distance of 752.81 feet; thence proceed South 0° 54' 14" East for a distance of 870.78 feet; thence turn an angle of 90° to the left and proceed East for a distance of 20 feet to the point of beginning. From this beginning point continue East for a distance of 232.81 feet; thence turn an angle of 90° to the right and proceed South for a distance of 187.10 feet; thence turn an angle of 90° to the right and proceed West for a distance of 232.81 feet; thence turn an angle of 90° to the right and proceed North for a distance of 187.10 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 1.0 acres.

ALSO AN EASEMENT IS GRANTED FOR THE PURPOSE OF INGRESS AND EGRESS being 20 feet in width and being more particularly described as follows, to-wit: Commence at the Northwest corner of the Southwest one-fourth of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 88° 24' 06" East along the North boundary of said quarter section for a distance of 752.81 feet; thence proceed South 0° 54' 14" East for a distance of 870.78 feet to the point of beginning of said easement. From this beginning point continue South 0° 54' 14" East for a distance of 798.19 feet; thence turn an angle of 90° to the right and proceed West for a distance of 100 feet; thence turn an angle of 90° to the left and proceed South for a distance of 378.03 feet to a point on the Northernly right-of-way line of a Shelby County Road (Glaze Ferry Road); thence proceed Northernly along the Northernly right-of-way line of said road for a distance of 21.87 feet; thence proceed North for a distance of 349.18 feet; thence turn an angle of 90° to the right and proceed East for a distance of 100 feet; thence turn an angle of 90° to the left and proceed North for a distance of 818.19 feet; thence turn an angle of 90° to the left and proceed West for a distance of 20 feet to the point of beginning of said easement.

According to my survey this the 1st day of September, 1987.

*W. Edward Gilliland*  
W. Edward Gilliland, Ala. Reg. No. 15919  
Ray, Peoples & White, Inc., Ala. Board Cert. No. CA-0114-LS & CA-0344-E

SCALE 1" = 60'

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378.03'

349.18'

100'

100'

21.87'

GLAZE FERRY ROAD

80.0'



STATE OF ALABAMA  
SHELBY COUNTY

PARCEL # 5

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According to my survey this the 1st day of September, 1987.

R. Edward Gilliland  
R. Edward Gilliland, Ala. Reg. No. 15919  
Ray, Peoples & White, Inc., Ala. Board Cert. No. CA-0114-LS & CA-0344-E



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

1987 SEP 18 PM 3:50

Thomas A. [Signature]  
JUDGE OF PROBATE

1. Deed Tax \$ 200  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 1000  
4. Indexing Fee 100  
TOTAL 1300