

This instrument was prepared by 209  
(Name) JAMES R. MONCUS, JR., ATTORNEY  
1586 MONTGOMERY HIGHWAY, SUITE B  
(Address) BIRMINGHAM, ALABAMA 35216

Send Tax Notice To: ELLIS J. RICH  
name 1321 CARROLL STREET  
PELHAM, ALABAMA  
address

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

STATE OF ALABAMA  
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS, (\$40,000.00)  
That in consideration of FORTY THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
HAROLD F. GAY, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
ELLIS J. RICH AND BOBBIE J. LEMLEY  
(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 PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 3 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND RUN NORTH 87 DEGREES 25 MINUTES EAST ALONG NORTH LINE OF SAID SECTION 946 FEET TO THE EAST RIGHT OF WAY OF BIRMINGHAM MONTGOMERY HIGHWAY RIGHT OF WAY, BEFORE THE WIDENING FOR 4 LANE IN 1954; THENCE ALONG OLD RIGHT OF WAY SOUTH, 18 DEGREES 30 MINUTES EAST 909 FEET TO THE NW CORNER OF PROPERTY OF B. W. CARTER; THENCE ALONG THE NORTH LINE OF CARTER PROPERTY NORTH 89 DEGREES 50 MINUTES EAST 524.8 FEET TO POINT OF BEGINNING OF LOT HEREIN DESCRIBED; THENCE CONTINUE NORTH 89 DEGREES 50 MINUTES EAST 160 FEET TO THE NW CORNER OF HERSHEL AND DORIS CARTER LOT; THENCE SOUTH ALONG WEST LINE OF SAID HERSHEL E. AND DORIS CARTER LOT, 115 FEET; THENCE RUN SOUTH 89 DEGREES 50 MINUTES WEST 160 FEET; THENCE NORTH 115 FEET TO POINT OF BEGINNING. SUBJECT TO A DRIVEWAY ALONG NORTH SIDE; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.  
This property is not the homestead of the Grantor nor his spouse.

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, have hereunto set hand(s) and seal(s), this 1 day of OCTOBER, 1987.

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

1987 OCT -5 AM 10:07  
JUDGE OF PROBATE

- 1. Deed Tax \$ 40.00 (Seal)
- 2. Mtg. Tax (Seal)
- 3. Recording Fee 3.50 (Seal)
- 4. Indexing Fee 1.00
- TOTAL 43.50

HAROLD F. GAY (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY General Acknowledgment

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that HAROLD F. GAY, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October A. D., 1987