

SEND TAX NOTICE TO:

(Name) Wayne Barron and Jewel Barron

(Address) \_\_\_\_\_

This instrument was prepared by

195-

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 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 THOUSAND AND NO/100 (\$1,000.00) AND OTHER GOOD AND VALUABLE DOLLARS  
CONSIDERATIONS

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

Johnny A. Busby and wife, Pamela M. Busby

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

Wayne Barron and wife, Jewel Barron

(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 portion of land situated in the SE $\frac{1}{4}$  of Section 22, Township 21 South, Range 3 West, and in the SW $\frac{1}{4}$  of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the NE corner of the SE $\frac{1}{4}$  of Section 22, Township 21 South, Range 3 West; thence run West along the North line of said  $\frac{1}{4}$  Section a distance of 185.0 feet; thence turn left 97 deg. 21 min. 30 sec. and run Southeasterly a distance of 14.08 feet to the point of beginning; thence continue along the last described course a distance of 758.91 feet to the Northerly right-of-way line of Shelby County Road #80, said right-of-way being in a curve to the right, having a radius of 3859.72 feet and an interior angle of 4 deg. 36 min. 07 sec.; thence turn left 97 deg. 28 min. 54 sec. to tangent of said curve and run Easterly along said right-of-way line an arc distance of 310.0 feet; thence from the tangent of said curve, turn left 93 deg. 17 min. 48 sec. and run Northwesterly a distance of 706.34 feet; thence turn left 76 deg. 47 min. 45 sec. and run Westerly a distance of 234.4 feet to the point of beginning.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1987 and subsequent years. 1987 taxes are a lien but not due and payable until October 1, 1987.
  2. Transmission line permits to Alabama Power Company, as recorded in Deed Book 121, page 188; Deed Book 101, page 89; Deed Book 101, page 76; and Real Record 044, page 081; in the Probate Office of Shelby County, Alabama.
  3. Right-of-way to Shelby County, as recorded in Deed Book 245, page 257, in the Probate Office of Shelby County, Alabama.
  4. Easement to Plantation Pipeline Company as recorded in Deed Book 112, page 265, in the Probate Office of Shelby County, Alabama.
  5. Subject to easements and rights of way of record.
- 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 4th

day of September

WITNESS:

Mary L. Jones

Charles Payne

Jean H. Clark

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1987 OCT - 5 AM 9:02  
JUDGE OF PROBATE  
(Seal)

Johnny A. Busby

Pamela M. Busby

Pamela M. Busby

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Johnny A. Busby and wife, Pamela M. Busby 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 4th day of September A. D., 19 87

808 Brady Oak Lane

Helen Martin

Expires Feb. 13, 1990

Public.

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