

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. George L. Edwards, Jr.
(Address) 300 Hargis Drive
Chelmsford Ala 35043

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 Ten Thousand Seven Hundred Fifty-Five and No/100 (\$10,755.00) DOLLARS
AND THE EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$96,799.50
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Alene Osborn, a widow, who is one and the same person as Allene Osborn

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

George L. Edwards, Jr. and wife, Elizabeth Ann Edwards

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

Shelby County, Alabama to-wit:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 24, Township 19 South, Range 1 West and run Northerly along the East boundary line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 605.85 feet to a point on the Northernmost right-of-way line of County Highway No. 440 and the point of beginning; thence turn an angle of 69 deg. 02 min. 26 sec. right and run Northeasterly along said right-of-way line a distance of 782.50 feet to a point; thence turn an angle of 68 deg. 27 min. 46 sec. left and leaving said right-of-way line, run Northerly a distance of 1439.35 feet to a point on a ridge known as Straight Ridge; thence turn an angle of 140 deg. 19 min. 46 sec. left and run Southwesterly along said Straight Ridge a distance of 244.93 feet to a point; thence turn an angle of 14 deg. 39 min. 45 sec. right and continue along said Straight Ridge a distance of 181.61 feet to a point; thence turn an angle of 7 deg. 21 min. 00 sec. right and continue along said Straight Ridge a distance of 121.50 feet to a point; thence turn an angle of 7 deg. 42 min. 30 sec. right and continue along said Straight Ridge a distance of 199.18 feet to a point; thence turn an angle of 10 deg. 38 min. 40 sec. left and continue along said Straight Ridge a distance of 193.03 feet to a point; thence turn an angle of 2 deg. 32 min. 40 sec. left and continue along said Straight Ridge a distance of 417.44 feet to a point; thence turn an angle of 0 deg. 18 min. 20 sec. left and continue along said Straight Ridge a distance of 353.89 feet to a point; thence turn an angle of 99 deg. 10 min. 36 sec. left and leaving said Straight Ridge, run Southeasterly a distance of 798.29 feet to a point; thence turn an angle of 21 deg. 44 min. 33 sec. right and run Southeasterly a distance of 225.72 feet to a point on the Northernmost right-of-way line of County Highway No. 440; thence turn an angle of 90 deg. 00 min. 00 sec. left and run Northeasterly along said right-of-way line a distance of 47.55 feet to the point of beginning; said parcel is lying

(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, I my have hereunto set hand(s) and seal(s), this 15th

day of October, 19 87

WITNESS:

(Seal)

(Seal)

(Seal)

Alene Osborn (Seal)
Alene Osborn

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Alene Osborn, a widow
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 15th day of October, A. D., 19 87

in the SE¼ of Section 24, Township 19 South, Range 1 West. According to description by H. King, dated September 14, 1987.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

- 1. Taxes for 1987 and subsequent years. 1988 taxes are a lien but not due and payable until October 1, 1988.
- 2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
- 3. Transmission line permits to Alabama Power Company, as recorded in Deed Book 102, page 180; Deed Book 111, page 268; Deed Book 111, page 270; Deed Book 119, page 560; Deed Book 141, page 425; Deed Book 241, page 380; Deed Book 241, page 403; and Deed Book 241, page 405, in the Probate Office of Shelby County, Alabama.
- 4. Rights-of-way to Shelby County, as recorded in Deed Book 233, page 609 and Deed Book 283, page 666, in the Probate Office of Shelby County, Alabama.

Alene Osborn, a widow, is one and the same person as Allene Osborn.

Alene Osborn
Alene Osborn

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

1987 OCT 15 AM 11:16

Thomas R. Snowling
JUDGE OF PROBATE

1. Deed Tax	\$ 11.00
2. Mtg. Tax	---
3. Recording Fee	8.00
4. Indexing Fee	1.00
TOTAL	17.00

BOOK 155 PAGE 412

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

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

RETURN TO
TO