



\$53,900.00
Mortgage of even
desk.

JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) William D. Latham
2. O. Danner 1319
(Address) Clanton, AL 35045

1203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Fifty Nine Thousand Nine Hundred DOLLARS

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

James Victor Thomas, a single person

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

Andy G. Talbot and wife, Sherry L. Talbot

(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 SW corner of the NW 1/4 of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama and run Easterly along the S line of said quarter section for 2027.67 feet to point of beginning; thence right 91°32'20" and run Southerly 10.98 feet to an iron at a fence corner; thence left 90°19'30" and run Easterly along a fence for a distance of 210.0 feet; thence left 89°40'30" and run Northerly 495.0 feet to a point 30 feet S of Wilmont Subdivision, as recorded in Map Book 3 at Page 124; thence left 90°19'30" and run W 210.0 feet; thence left 89°40'30" and run Southerly along a fence for a distance of 484.02 feet to point of beginning; containing 2.37 acres, more or less. Also an easement described more particularly as follows: Commence at the SE corner of Lot 31, Block E, Wilmont Subdivision, Map Book 3, Page 124, Shelby County, and run E along the S line of said Subdivision 25.0 feet to point of beginning; thence right 102°00'22" and run Southwesterly 68.09 feet; thence right 21°54'34" and run Southwesterly 42.05 feet; thence right 8°49'18" and run Southwesterly 17.22 feet to a point of intersection with the Easterly line of above described property and being the point of ending of said described easement.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 have hereunto set my hand(s) and seal(s), this 16

day of October, 19 87.

WITNESS:

GRANTEE'S ADDRESS

P.O. Box 455

Montevallo, AL 35115

STATE OF ALABAMA

Chilton COUNTY

I, William D. Latham

hereby certify that James Victor Thomas, a single person

whose name is James Victor Thomas signed to the foregoing conveyance, and who on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 16 day of October, A.D., 19 87

Notary Public

BOOK 155 PAGE 807

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

1987 OCT 16 PM 3:16

General Acknowledgment

1. 6.00 (Seal)
2. Mtg. Fee
3. Recording Fee 2.50 (Seal)
4. Indexing Fee 1.00
TOTAL 9.50

WILLIAM D. LATHAM
NOTARY
JAMES V. THOMAS