

582

Send Tax Notice to:
H. John Bosshart and
Martha J. Bosshart
8308 - 12th Ave So.
B'ham, AL 35206

This instrument prepared by:
Wallace, Ellis, Head & Fowler
Columbiana, Alabama 35051

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of an exchange of lands and One Dollar (\$1.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, George L. Stewart and wife, Bobbie J. Stewart; H. John Bosshart and wife, Martha J. Bosshart; A. D. Jordan and wife, Jean F. Jordan, (herein referred to as grantors) do grant, bargain, sell and convey unto H. John Bosshart and wife, Martha J. Bosshart (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SURFACE RIGHTS ONLY TO:

The East half of the NE 1/4 of the SE 1/4 of Section 22, Township 20 South, Range 1 West, being a part of Parcel "L" of A Resurvey of Parcels C, G, L, and K, TRACT NINE SUBDIVISION (As Recorded in M.B.10 at page 32), according to map or plat of subdivision recorded in Map Book 11 at page 20, office of Judge of Probate of Shelby County, Alabama.

BOOK 159 PAGE 214

together with a sixty (60) foot wide non-exclusive right-of-way across the Northeast corner of the SE 1/4 of SE 1/4, Section 22, Township 20 South, Range 1 West, Shelby County, Alabama, being described as follows: said right of way having a Northeast margin being the Northeast corner of the SE 1/4 of SE 1/4 of said Section 22 and a South margin being sixty (60) feet South, sixty (60) feet Southwest, and sixty (60) feet West of the NE corner of the SE 1/4 of SE 1/4 of said Section 22, Township 20 South, Range 1 West, Shelby County, Alabama, being a part of Parcel C of a Resurvey of Parcels C, G, L & K of TRACT NINE SUBDIVISION, as recorded in Map Book 11, page 20, in the Probate Office of Shelby County, Alabama.

ALSO TOGETHER WITH a sixty (60) foot wide non-exclusive road right-of-way along the North line of SW 1/4 of SW 1/4, Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, heretofore reserved on Deed from Gulf States Paper Corporation to Louis Douglas Joseph and wife, Kathy Joseph, dated June 18, 1985, and recorded in Real Record 032, page 353, in the Probate Office of Shelby County, Alabama.

ALSO TOGETHER WITH a sixty (60) foot wide non-exclusive right-of-way along the West side of SE 1/4 of NE 1/4 of SW 1/4 and that part of the E 1/2 of SE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 1 West, lying North of County Highway #69, Shelby County, Alabama, being a part of Parcel G of a Resurvey of Parcels C, G, L & K of TRACT NINE SUBDIVISION, as recorded in Map Book 11, page 20, in the Probate Office of Shelby County, Alabama.

ALSO TOGETHER WITH a thirty (30) foot wide non-exclusive road and utilities right of way over and across the South thirty (30) feet of the W 1/2 of the NE 1/4 of SE 1/4 of Section 22, Township 20 South, Range 1 West, for the benefit of the grantees, theirs heirs, assigns, and successors in title.

Subject to rights of way easements, and oil, gas, mineral and mining rights reservation as shown by deed recorded in Real Book 151 at pages 872-875, office of Judge of Probate of Shelby County, Alabama.

Subject to a thirty (30) foot wide non-exclusive road and utilities right of way over and across said property for the use and benefit of the owners of the W 1/2 of the NE 1/4 of SE 1/4 of Section 22, Township 20 South, Range 1 West, and the owners of the NE 1/4 of NE 1/4 of SW 1/4, the NW 1/4 of NW 1/4 of SE 1/4, the E 1/2 of the NW 1/4 of SE 1/4, Section 22, Township 20 South, Range 1 West, and their heirs, assigns, and successors in title.

The grantors, H. John Bosshart and Martha J. Bosshart, and the grantees, H. John Bosshart and Martha J. Bosshart, are the same persons.

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 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 hands and seals this 14th day of October 1987.

George L. Stewart
George L. Stewart

Bobbie J. Stewart
Bobbie J. Stewart

H. John Bosshart
H. John Bosshart

Martha J. Bosshart
Martha J. Bosshart

A. D. Jordan
A. D. Jordan

Jean F. Jordan
Jean F. Jordan

BOOK 159 PAGE 215

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George L. Stewart and wife, Bobbie J. Stewart, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of Oct, 1987.

Sherry J. Abercrombie
Notary Public
Commission expires 2-20-89

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. John Bosshart and wife, Martha J. Bosshart, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of Oct, 1987.

Sherry J. Abercrombie
Notary Public
Commission expires 2-20-89

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. D. Jordan and wife, Jean F. Jordan, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13th day of October, 1987.

Sherrin R. Blackburn
Notary Public

MY COMMISSION EXPIRES MARCH 6 1990

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

1987 NOV -9 PM 3:03

Sherrin R. Blackburn
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mtg. Tax
3. Recording Fee 7.50
4. Indexing Fee 5.00
TOTAL 13.00

BOOK 159 PAGE 216