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This instrument was prepared by

(Name) David F. Ovson, Attorney at Law
(Address) 3499 Independence Drive, Suite A
Birmingham, Alabama 35209

Send Tax Notice To: Robert E. Morin & Carleen A.
name
2100 Cedarbark Lane
address Vestavia Hills, AL 35216

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of One Hundred Thirty Five Thousand & 00/100 DOLLARS
(\$135,000.00)

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

Eloise W. Wilkerson, a married woman

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

Robert E. Morin and Carleen A. Morin

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

Shelby County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

1. Ad Valorem taxes for the year 1988, which are a lien, but not due and payable until October 1, 1988.
2. Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

The entire purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

**Subject property herein does not constitute the homestead of the grantor or the grantor's 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, I have hereunto set my hand(s) and seal(s), this 5

day of November, 19 87

WITNESS:

(Seal)

(Seal)

(Seal)

Eloise W. Wilkerson (Seal)
Eloise W. Wilkerson

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eloise W. Wilkerson, a married woman 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 5 day of November, A. D., 19 87

David F. Ovson
Notary Public.

EXHIBIT "A"

A parcel of land located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West and being more particularly described as follows: Commence at the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the above described section; thence run east along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 340.00 feet; thence turn left 92 degrees 00 minutes 00 seconds and run north a distance of 154.68 feet to the Point of Beginning; thence continue along last described course a distance of 71.06 feet; thence turn right 8 degrees 20 minutes 00 seconds and continue northerly a distance of 93.88 feet; thence turn left 90 degrees and run west a distance of 189.84 feet; thence turn left 87 degrees 24 minutes 40 seconds and run south a distance of 201.42 feet; thence turn left 102 degrees 37 minutes 25 seconds and run easterly a distance of 212.91 feet to the Point of Beginning.

ALSO: An Access Easement being more particularly described as follows: Commence at the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West; thence run east along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 340.00 feet; thence turn left 92 degrees 00 minutes 00 seconds and run north a distance of 225.74 feet; thence turn right 8 degrees 20 minutes 00 seconds and continue northerly a distance of 93.88 feet to the Point of Beginning; thence continue along last described course a distance of 67.28 feet; thence right 83 degrees 34 minutes 20 seconds for 218.39 feet; thence left 71 degrees 42 minutes for 52.66 feet; thence left 118 degrees 18 minutes 00 seconds for 267.57 feet; thence left 23 degrees 23 minutes 55 seconds for 36.83 feet; thence left 60 degrees 10 minutes 25 seconds for 95.00 feet; thence left 90 degrees for 70.00 feet to the Point of Beginning.

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

1987 NOV 12 AM 8:05

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Dead Tax \$ —
2. Mig. Tax —
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00

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