

842

SEND TAX NOTICE TO:

(Name) Arthur P. Taylor or Iva Taylor

(Address) 21 Rocking Chair Road
Wilsonville, Alabama 35186

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(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 Thirty thousand and no/100 DOLLARS

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

Steven E. Chambers, a married man

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

Arthur P. Taylor or Iva Taylor

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

Shelby County, Alabama to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantor herein for the purpose of identification.

Subject to:

1. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 138 page 88 in Probate Office.
2. Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 215 page 668 in Probate Office.
3. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 221 page 667 and Deed Book 225 page 995 in Probate Office.
4. Rights of riparian owners in and to the use of said Coosa River.
5. Flood rights of Alabama Power Company, if any.
6. Subject to any mineral and mining rights not owned by grantor.

The above described property constitutes no part of the homestead of the grantor.

Designation of grantees as above provided is in accord with express instructions of grantees.

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 12th day of November, 19 87.

WITNESS:

(Seal)

(Seal)

(Seal)

Steven E. Chambers (Seal)

STATE OF ALABAMA }
Shelby COUNTY }
I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Steven E. Chambers, a married man
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 he executed the same voluntarily
on the day the same bears date. 12th day of November, A.D. 19 87
Given under my hand and official seal this 12th day of November, A.D. 19 87

Nancy Lucas Public.

Exhibit "A"

A parcel of land lying and being in Section 18, Township 21 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said Section 18; thence East along the Section line 660.96 feet; thence turn an angle of 90 deg. 37 min. 00 sec. to the right and run 2492.78 feet; thence turn an angle of 93 deg. 20 min. 00 sec. to the left and run 250.42 feet; thence turn an angle of 86 deg. 40 min. 00 sec. to the left and run 149.92 feet; thence turn an angle of 86 deg. 40 min. 00 sec. to the right and run 300.00 feet to the point of beginning of parcel herein described; thence continue along last said course 200.85 feet; thence turn an interior angle left of 86 deg. 40 min. 00 sec. and run 200.34 feet; thence turn an interior angle left of 169 deg. 09 min. 42 sec. and run 511.18 feet; thence turn an interior angle left of 143 deg. 27 min. 49 sec. and run 36.88 feet; thence turn an interior angle left of 145 deg. 32 min. 09 sec. and run 40.53 feet; thence turn an interior angle left of 157 deg. 36 min. 18 sec. and run 37.89 feet; thence turn an interior angle left of 104 deg. 16 min. 00 sec. and run 712.13 feet to the point of beginning; all lying in Section 18, Township 21 South, Range 2 East, Shelby County, Alabama.

Also, A parcel of land lying and being in Section 18, Township 21 South Range 2 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said Section 18; thence East along the Section line 660.96 feet; thence turn an angle of 90 deg 37 min. 00 sec. to the right and run 2492.78 feet; thence turn an angle of 93 deg. 20 min. 00 sec. to the left and run 250.42 feet; thence turn an angle of 86 deg. 40 min. 00 sec. to the left and run 149.92 feet; thence turn an angle of 86 deg. 40 min. 00 sec. to the right and run 150.00 feet to the point of beginning of parcel herein described; thence continue along last said course 150.00 feet; thence turn an interior angle left of 86 deg. 41 min. 57 sec. and run 712.13 feet; thence turn an interior angle left of 70 deg. 45 min. 15 sec. and run 103.39 feet; thence turn an interior angle left of 113 deg. 42 min. 00 sec. and run 671.44 feet to the point of beginning; all lying in Section 18, Township 21 South, Range 2 East, Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:


Steven E. Chambers, Grantor

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

1987 NOV 13 AM 9:45


JUDGE OF PROBATE

1. Deed Tax	\$ 30.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	36.00

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