

This instrument was prepared by

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Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand and no/100 Dollars (\$12,000.00) and other good and valuable consideration.

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

Billy Ray Coates, a married man

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

Don Busby and wife, Marguerite Busby

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

Shelby

County, Alabama to-wit:

A parcel of land situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence 85 deg. 10 min. 42 sec. right, measured from the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, in a Northerly direction a distance of 793.38 feet to a point; thence 84 deg. 26 min. 59 sec. left in a Westerly direction 992.56 feet to the Southeasterly right of way line of Interstate I-65; thence 59 deg. 29 min. 58 sec. left in a Southeasterly direction along said right of way to a point on the South right of way line of an Alabama Power Company right of way, said point being the Northwest corner of the land described in a deed from Grantor to Connie Hyde and Karen Hyde, recorded in Real Book 9 page 25 in the Probate Office of Shelby County, Alabama; thence turn left 119 deg. 53 min. 40 sec. and run Easterly along the said right of way line of Alabama Power Company a distance of 547.57 feet to a point; thence turn an angle of 90 deg. 20 min. 00 sec. to the right and run Southerly a distance of 85.05 feet, more or less, to a point, said point being the Northwest corner of the land described in a deed from Grantor to Oak Mountain Baptist Church, Inc., recorded in Deed Book 347 page 124 in the Probate

LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE

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, _____ have hereunto set _____ hands(s) and seal(s), this _____

day of _____, 19 87.

WITNESS:

(Seal)

(Seal)

(Seal)

Billy Ray Coates
Billy Ray Coates (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy Ray Coates, 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.

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

Bonita Y. Davidson
Notary Public.

Office of Shelby County, Alabama; thence turn left, 90 deg. and run Easterly a distance of 268.54 feet; thence turn right 55 deg. 08 min. and run Southeasterly 390.73 feet, more or less, to a point on the West right of way line of Shelby County Highway No. 35; thence turn right 82 deg. 35 min. and run Southwesterly along the West right of way line of said Highway No. 35 a distance of 113.86 feet, more or less, to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left and run Easterly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 162.88 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.
 Subject to right of way of Shelby County Highway No. 35.
 Subject to Alabama Power Company right of way.
 Subject to a 60 foot easement for ingress and egress as described in deed recorded in Real Book 9 page 24 in the Probate Office of Shelby County, Alabama.
 All being situated in Shelby County, Alabama.

This property does not constitute the homestead of the grantor herein.

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

1987 NOV 16 PM 2:46

Thomas A. Snowden, Jr.
 JUDGE OF PROBATE

1. Deed Tax	\$ 12.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	18.00

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
 Deed Tax \$

This form furnished by

HARRISON, CONWILL, HARRISON

& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

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