

628

Grantee: William Craig Douglas
Rt 2 Box 16 A
Columbiana, AL 35051

STATUTORY FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVEN THOUSAND AND NO/100 DOLLARS to the undersigned grantor, LAY LAKE FARMS, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto WILLIAM CRAIG DOUGLAS and wife, CONNIE SUGGS DOUGLAS (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Southeast corner of the SE 1/4 of NE 1/4 OF Section 17, Township 21 South, Range 1 East, and run in a Northerly direction along East forty line of said forty for a distance of 246.86 feet to a point; thence turn an angle to left of 90 degrees 47 minutes 56 seconds and run in a Westerly direction for a distance of 527.94 feet to the Easterly right of way of a County Road; thence turn an angle to the left of 94 degrees 41 minutes 51 seconds and run in a Southerly direction along said right of way for a distance of 260.78 feet; thence turn an angle to the left of 86 degrees 47 minutes 29 seconds and run in an Easterly direction of 503.31 feet to the point of beginning.

ALSO known as Lot 5, according to Weaver's Survey as recorded in Map Book 9, Page 153, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 226, Page 684; and Deed Book 268, Page 538.

SUBJECT TO: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

SUBJECT TO: Right of way to Shelby County, Alabama, in Deed Book 224, Page 815.

SUBJECT TO: All rights outstanding by reason of statutory right of redemption from foreclosure of that certain mortgage given by J. Thad Pilkington and Gladys J. Pilkington, to Peoples Bank of Centreville, recorded in Real Volume 32, Page 852, in the Probate Office of Shelby County, Alabama; said foreclosure deed to Peoples Bank of Centreville, recorded in Real Volume 154, Page 655, in said Probate Office.

SUBJECT TO all restrictions, reservations, easements and right of ways of record or in evidence through use.

The Peoples Bank

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.

IN WITNESS WHEREOF, the said GRANTOR, by its President Nelda Cofer Weaver who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of December, 1987.

LAY LAKE FARMS, INC.

Nelda Cofer Weaver
Nelda Cofer Weaver, President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nelda Cofer Weaver whose name as President of LAY LAKE FARMS, INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 4th day of December, 1987.

Russell W. Scarney
Notary Public

My Commission Expires September 29, 1991

THIS INSTRUMENT PREPARED BY:
Lay Lake Farms, Inc.
412 4th Avenue, NE, Decatur, Alabama

STATE OF ALA. DEED BY CO
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 DEC -9 AM 8:48

Thomas A. Scarborough, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	7.50