

970

SEND TAX NOTICE TO:

\$5,000.00

(Name)

This instrument was prepared by

(Address)

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(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 ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE DOLLARS CONSIDERATIONS

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

Nan Moon Brown, a widow

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

Patricia Mayerhofer and Ann Haff

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

Shelby

County, Alabama to-wit:

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, Township 22, Range 1 West, more particularly described as follows:

Commence at the NE/ ^{corner} of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, thence West along the North line 330 feet; thence left 88° 56' South 1292.73 feet to the center line of a road; thence left 89° 35' East 103 feet; thence left 53° 53' Northeasterly 213.65 feet; thence left 36° 32' North 581.45 feet; thence right 88° 56' 100 feet to East line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence left 88° 56' North along East line 544.51 feet to the NE corner of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ to Point of beginning.

Containing 7 acres more or less.

Subject to easements and restrictions of record.

Less and except any part of subject property now a part of a roadway.

Grantor herein reserves unto herself a life estate in and to the above property.

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

day of October, 1987

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED

1987 DEC 14 PM 12:22 (Seal)

STATE OF ALABAMA SHELBY

COUNTY OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nan Moon Brown, a widow 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 day of October, A.D. 1987

P.O. Box 1272

Lawrence M. Taylor

Nan Moon Brown (Seal)

1. Deed Tax \$5.00 (Seal)

2. Mtg. Tax (Seal)

3. Recording Fee \$0.50 (Seal)

4. Indexing Fee \$1.00 (Seal)

TOTAL \$6.50