

1019

SEND TAX NOTICE TO:

(Name) Route 2, Box 1598

(Address) Alabaster AL 35007

This instrument was prepared by

(Name) Wright Homes, Inc.

(Address) 518 North 19th St. Bess. Ala. 35020

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of a mortgage in the amount of Fifty-Five Thousand Seven Hundred and no/100 Dollars (\$55,700.00) Recorded simultaneously with this deed.

to the undersigned grantor, Wright Homes, 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

Susan Cunningham and husband Brian Cunningham, Sr.

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

Commence at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 20 South, Range 2 West, thence South 2 deg. 15 min. East a distance of 155.00 feet to a point on the south side of the Pelham Public Road (now abandoned); thence proceed North 57 deg. 41 min. 42 sec. East a distance of 770.14 feet to a point, said point being the Northwest corner of the William Cunningham property as described in Deed Book 288 page 76 and recorded in the Probate Office in the Shelby County Courthouse in Columbiana, Alabama; thence proceed South 2 deg. 12 min. 15 sec. East along the west line of said William Cunningham property a distance of 592.32 feet to an iron, and the point of beginning; thence continue South 2 deg. 12 min. 15 sec. East along said west line of the William Cunningham property a distance of 200.07 feet to an iron at the southwest corner of said William Cunningham property; thence proceed North 57 deg. 45 min. 00 sec. East along the south line of said William Cunningham property a distance of 251.52 feet to an iron; thence proceed North 2 deg. 12 min. 15 sec. West a distance of 200.07 feet to an iron; thence proceed South 57 deg. 45 min. 00 sec. West distance of 251.52 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

THE FOLLOWING IS A NON-EXCLUSIVE EASEMENT TO RUN WITH THE LAND:

Commence at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 20 South, Range 2 West, thence South 2 deg. 15 min. East for a distance of 155.00 feet to a point on the South side of the Pelham Public Road (now abandoned); thence proceed North 57 deg. 41 min. 42 sec. East a distance of 816.14 feet to the point of beginning and the center of the following described 30 foot wide road; thence go South 28 deg. 35 min. 21 sec. East 134.22 feet to the P.C. of a curve in center line of said 30 foot wide road having a central angle of 61 deg. 44 min. 18 sec. and a length of 90.13 feet; then continue south 33 deg. 09 min. 06 sec. West for 64.26 feet to P.C. of a curve in said 30 foot wide road having a central angle of 38 deg. 28 min. 54 sec. and a length of 144.31 feet; then continue South 5 deg. 19 min. 48 sec. East for 45.58 feet to a point in center line of said 30 foot wide road; then go South 18 deg. 01 min. 06 sec. East for 146.68 feet to a point being the end of said 30 foot wide road, said property being situated in Shelby County, Alabama.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of December 1987

ATTEST:

By [Signature] President

STATE OF Alabama
COUNTY OF Jefferson

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

1987 DEC 15 AM 9:07

- 1. Deed Tax \$
- 2. Mtg. Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 3.50

I, the undersigned Thomas A. [Signature] Notary Public in and for said County in said State, hereby certify that Richard A. Wright President of Wright Homes, Inc. whose name as its 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 14th day of December 1987