

68.00

SEND TAX NOTICE TO:

Central State Bank
P. O. Box 180
Calera, AL 35040

(Name) Russell K. Goodwin
2913 Clydebank Circle
(Address) Birmingham, AL 35243

This instrument was prepared by

(Name) V. Wayne Causey, Attorney at Law
(Address) P. O. Drawer D, Calera, Alabama 35040

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 Sixty One Thousand Six Hundred Thirty-Eight & 76/100 (\$61,638.76) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Marty E. Downs and wife, Norma J. Downs

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

Russell K. Goodwin and wife, Marguerite B. Goodwin

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

Shelby County, Alabama to-wit:

See following page for complete legal description.

This instrument prepared without benefit of survey and title examination.

BOOK 166 PAGE 100

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, we have hereunto set our hand(s) and seal(s), this 31st day of December, 19 87

WITNESS:

(Seal)

(Seal)

(Seal)

Marty E. Downs (Seal)
Norma J. Downs (Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marty E. Downs and wife, Norma J. Downs whose name S are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, A. D., 19 87

Barlene R. Hadaway

Central State Bank
P. O. Box 180
Calera, AL 35040

WARRANTY DEED/Joint Survivorship
Page Two
Downs to Goodwin

COMPLETE LEGAL DESCRIPTION

A parcel of land located in the East 1/2 of the NE 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Section 3; thence in a Westerly direction along the North line of said Section 3, a distance of 448.03 feet; thence 91 degrees 15 minutes 58 seconds left, in a Southerly direction, a distance of 1117.21 feet to the point of beginning; thence continue along last described course a distance of 564.50 feet; thence 87 degrees 57 minutes 23 seconds left in an Easterly direction, a distance of 219.47 feet; thence 91 degrees 53 minutes 09 seconds left, in a Northerly direction, a distance of 564.45 feet; thence 88 degrees 06 minutes 51 seconds left in a Westerly direction, a distance of 220.94 feet to the point of beginning.

SUBJECT to a 20-foot wide easement parallel to its Easterly property line, as shown in Deed Book 317, Page 634, in the Probate Office of Shelby County, Alabama.

ALSO, a non-exclusive easement for ingress and egress described as follows: A 20-foot wide easement located in the East 1/2 of the Northeast 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Section 3; thence in a Westerly direction along the North line of said Section 3, a distance of 224.01 feet; thence 91 degrees 06 minutes 30 seconds left, in a Southerly direction, a distance of 1117.15 feet to the point of beginning; thence continue along last described course a distance of 1072.19 feet to a point on the Northwest right-of-way line of Shelby County Highway No. 22, said point also being on a curve to the left, said curve having a radius of 2587.17 feet and a central angle of 00 degrees 29 minutes 44 seconds; thence 63 degrees 37 minutes 01 seconds right, to tangent of said curve; thence along arc of said curve, in a Southwesterly direction along said right-of-way, a distance of 22.38 feet to the end of said curve; thence 116 degrees 52 minutes 43 seconds right, from tangent of said curve in a Northerly direction, a distance of 1082.88 feet; thence 91 degrees 53 minutes 09 seconds right, in an Easterly direction a distance of 20.01 feet to the point of beginning. According to Survey of Allen Whitley, dated January 22, 1979.

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

88 JAN -5 PM 1:44

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	<u>\$62.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>68.00</u>