

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

1374
Send Tax Notice To: Charles D. Russell

name
Rt. 5 Box 680

address
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Seven Thousand Five Hundred and 00/100 DOLLARS

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

B. Patricia Russell, unmarried woman, Charles D. Russell, a married man, Thomas Y. Russell, an unmarried man, and Nancy R. Allen, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto

Charles D. Russell and Thomas Y. Russell

(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 Attached Exhibit "A" for legal description.

Subject to current taxes, easements, restrictions, agreements, mineral and mining rights and rights of way of record.

\$48,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is not the homestead of the Grantors herein.

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 14th day of January, 19 87.

WITNESSEX

B. Patricia Russell (Seal)
B. Patricia Russell

Charles D. Russell (Seal)
Charles D. Russell

(Seal)

Thomas Y. Russell (Seal)
Thomas Y. Russell

Nancy R. Allen (Seal)
Nancy R. Allen

(Seal)

STATE OF ALABAMA

Montgomery COUNTY

General Acknowledgment


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. Patricia Russell, an unmarried woman 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 13th day of January, A. D., 19 88

STATE OF ALABAMA
JEFFERSON COUNTY

On this 14th day of January, 1988, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Charles D. Russell, a married man, Thomas Y. Russell, an unmarried man, and Nancy R. Allen, a married woman, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office this the 14th day of January, 1988.


Notary Public

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891

128 201

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET

BIRMINGHAM, ALABAMA 35203

EXHIBIT "A"

A part of the N 1/2 of the SE 1/4 of Section 26, Township 21 South, Range 3 West, more particularly described as follows:

Begin at the NW corner of the NE 1/4 of SE 1/4 of said Section 26 and run along said line North 89 degrees East 1,009.6 feet; thence run South 2 degrees 20' East 630.8 feet; thence run South 89 degrees West along North line of Douglas property 1,624.2 feet, more or less, to East right-of-way line of Siluria-Montevallo Highway; thence along said right-of-way North 30 degrees West 126.8 feet; thence continue along said right-of-way North 28 degrees 30' West 232.8 feet; thence continue along said right-of-way North 25 degrees 30' West 344 feet to North line of NW 1/4 of SE 1/4 of said Section 26; thence run East along North line of last named forty to point of beginning;

EXCEPTING THAT PARCEL in NW corner sold to Paul Lee as described in Deed Book 195, page 439, described as follows:

From the NE corner of NW 1/4 of SE 1/4 of Section 26, Township 21, Range 3 West run West along North boundary of said NW 1/4 of SE 1/4 of Section 26, Township 21, Range 3 West for 612.92 feet for point of beginning of the land herein described; continue West along North boundary of the NW 1/4 of SE 1/4 of said Section 26 for 220.2 feet, more or less, to East right-of-way of the Siluria-Montevallo Road; thence turn an angle of 109 degrees 47' to the left and run Southeasterly along the East right-of-way of the Siluria-Montevallo Road for 164.11 feet; thence turn an angle of 70 degrees 13' to the left and run in an East direction for 164.56 feet; thence turn an angle of 90 degrees to left and run North for 154.45 feet, more or less, to point of beginning. This being a part of N 1/2 of NW 1/4 of SE 1/4 Section 26, Township 21 South, Range 3 West.

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

88 JAN 21 AM 10:37

Thomas A. Shoultz, Jr.
JUDGE OF PROBATE

2.00
1. Recording fee 7.50
4. Indexing fee 3.00
TOTAL 12.50