

This instrument was prepared by

1577

Send Tax Notice To: Robert T. Durham
name

(Name) Dale Corley

2930 Highway 55

(Address) 2100 Sixteenth Avenue, South

address Wilsonville, Alabama

35186

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of One Hundred Twenty-Five Thousand and no/100 DOLLARS

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

James E. Galloway and wife, Betty D. Galloway
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert T. Durham and wife, Rose Marie Durham
(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 and restrictions of record.

\$100,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 15th
day of January, 19 88.

WITNESS:

(Seal)

(Seal)

(Seal)

James E. Galloway
James E. Galloway (Seal)

(Seal)

Betty D. Galloway
Betty D. Galloway (Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Galloway and wife, Betty D. Galloway 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 15th day of January, A. D., 19 88

Corley

Clayton T. Sweetney
Notary Public

EXHIBIT "A"

All that part of the SW 1/4 of NW 1/4 of Section 9, Township 20 South, Range 1 East, that lies East of the Westover Public Road also known as County Hwy. #55, excepting highway right of way.

LESS AND EXCEPT that portion sold to Jimmie J. Barnes and Ronald A. Heffner, as described in Deed Book 313, Page 651, in the Probate Office of Shelby County, Alabama,, more particularly described as follows:
From the Northwest corner of Section 9, Township 20 South, Range 1 East, run South along the West boundary of said Section a distance of 1289.75 feet; thence left 90 deg. 41 min. a distance of 259.13 feet; thence right 85 deg. 25 min. 30 sec. a distance of 388.74 feet to the point of beginning; thence continue a distance of 170.27 feet; thence left 65 deg. 30 min. a distance of 242.67 feet; thence left 106 deg. 01 min. a distance of 197.15 feet; thence left 98 deg. 00 min. a distance of 261.42 feet to the point of beginning. According to survey of Evander E. Peavy, Registered Land Surveyor, dated May 27, 1978, and plat corrected June 28, 1978.

ALSO, LESS AND EXCEPT that portion sold to Ronald Lutze and wife, Laurel Lutze as described in Deed Book 323, Page 168, in the Probate Office of Shelby County, Alabama, more particularly described as follows:
From the Northwest corner of Section 9, Township 20 South, Range 1 East; run Southwardly along the West line of said Section a distance of 1289.75 feet; thence left 90 deg. 41 min. a distance of 259.13 feet to a point on the East right of way line of Shelby County Highway No. 55; thence right 85 deg. 25 min. 30 sec. along the East right of way line of said highway, a distance of 624.95 feet to the point of beginning; thence left 65 deg. 30 min. a distance of 545 feet; thence right 64 deg. 47 min. a distance of 515 feet, more or less, to a point on the South line of the SW 1/4 of the NW 1/4 of said Section; thence right 95 deg. 18 min. along the South line of said quarter-quarter a distance of 590 feet, more or less, to a point on the East right-of-way line of said County Highway No. 55; thence Northwardly along the East right-of-way line of said County Highway along a curve to the left 700 feet, more or less, to the point of beginning herein described. According to survey of Evander E. Peavy, Registered Land Surveyor, dated April 22, 1978.

Also conveyed hereby to the grantees is an easement for ingress and egress over and across a strip of land of a uniform width of 60 feet extending from Shelby County Highway No. 55 in a Northeasterly direction on and along the West line of the above described parcel for a distance of 545.0 feet, said easement to serve the above described parcel hereby conveyed and to run with the land.

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

88 JAN 25 AM 8:42

Thomas A. Swindley, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 25.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	31.00