

SEND TAX NOTICE TO:

(Name) Luther Anderson  
 (Address) PO Box 594 Columbiana Al  
\$1000.00 35051

This instrument was prepared by

(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 CONSIDERATIONS DOLLARS

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

Nora R. Talton, widow of Alfred E. Talton

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

Luther E. Anderson and wife, Emily Anderson

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

Shelby County, Alabama to-wit:

A parcel of land containing 0.57 acres, more or less, in the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 21 South, Range 1 East, Shelby County, Alabama; described as follows: Commence at the Southeast corner of said Section 32, thence run West along the South section line 1814.29 feet, thence turn right 88 deg. 12 min. 39 sec. and run northerly 901.00 feet to a point on the north line of lot 1 of Alexander Acres (A recorded Subdivision in Shelby County Probate Office, Map Book 9, page 173.) being the point of beginning, thence continue last course 120.00 feet, thence turn right 90 deg. 00 min. 00 sec. and run easterly 231.81 feet to the westerly right-of-way of Shelby County Highway #61, thence turn right 113 deg. 17 min. 13 sec. and run southwesterly along said right-of-way 101.44 feet to the P.C. of a clockwise curve having a central angle of 00 deg. 35 min. 37 sec. and a radius of 2824.64 feet, thence run along arc of said curve 29.26 feet to the Northeast corner of said Lot 1 Alexander Acres, thence turn right 66 deg. 07 min. 10 sec. from tangent and run westerly 180.00 feet to the point of beginning.

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 11<sup>th</sup>

day of FEBRUARY, 19 88

- WITNESS:  
 1. Deed Tax \$ 1.00  
 2. Mtg Tax  
 3. Recording Fee 2.50  
 4. Indexing Fee 1.00  
TOTAL 4.50

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

88 FEB 11 PM 3:30 (Seal)

STATE OF ALABAMA }  
 SHELBY COUNTY } JUDGE OF PROBATE

Nora R. Talton (Seal)  
Nora R. Talton (Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Nora R. Talton, widow of Alfred E. Talton

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 11<sup>th</sup> day of FEBRUARY, A. D., 19 88

Emilio Lawrence J. Foster Notary Public.