

737

\$50,000

SEND TAX NOTICE TO:

(Name) Randy Darryl Britt

(Address) 7030 Hidden Valley Rd.
Stevens, AL 35147

This instrument was prepared by

(Name) Manly Yeilding
2121 Highland Avenue South
(Address) Birmingham, Alabama 35205

Form I-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS.
Jefferson COUNTY }

That in consideration of Ten dollars and other good and valuable consideration XXXXXXXX

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

Manly Yeilding

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

Randy Darryl Britt and wife, Jenny L. Britt

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

Shelby

County, Alabama to-wit:

(See attached description containing 10.724 acres more or less)

Said parcel is subject to highway rights-of-way, Alabama Power Company rights-of-way, and other rights-of-way and easements of record.

Subject property is unimproved property and is not and never has been homestead property of grantor.

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BOOK\$ 45,000.00 of the purchase price
recited above was paid from the mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 31st
day of December, 19 87.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Manly Yeilding

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Manly Yeilding 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 1987.

A.D. 19 87

my

Commence at the S.W. corner of the S.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section 29, Township 18 South, Range 1 East, thence run N $0^{\circ} 20' 12''$ W on the west quarter-quarter line for 456.09 ft. to the northerly R.O.W. line of County Road #43 for the point of beginning; thence continue on the same line for 1417.90 ft.; thence S $21^{\circ} 47' 32''$ E for 57.19 ft.; thence N $72^{\circ} 53' 50''$ E for 40.80 ft.; thence N $18^{\circ} 26' 06''$ E for 31.62 ft.; thence N $22^{\circ} 00' 41''$ W for 50.70 ft.; thence N $27^{\circ} 53' 50''$ E for 19.24 ft.; thence S $66^{\circ} 09' 41''$ E for 47.01 ft.; thence S $33^{\circ} 18' 38''$ E for 41.88 ft.; thence S $45^{\circ} 00' 00''$ E for 49.50 ft.; thence S $40^{\circ} 51' 52''$ E for 47.17 ft.; thence S $14^{\circ} 02' 10''$ E for 32.98 ft.; thence S $55^{\circ} 47' 03''$ W for 30.23 ft.; thence S $22^{\circ} 09' 59''$ E for 29.15 ft.; thence S $71^{\circ} 33' 54''$ E for 104.36 ft.; thence S $57^{\circ} 31' 44''$ E for 52.15 ft.; thence S $2^{\circ} 43' 35''$ E for 42.05 ft.; thence S $23^{\circ} 27' 32''$ E for 57.78 ft.; thence S $28^{\circ} 36' 38''$ E for 37.59 ft.; thence S $14^{\circ} 38' 51''$ E for 90.96 ft.; thence S $54^{\circ} 20' 28''$ E for 49.40 ft.; thence N $8^{\circ} 31' 55''$ E for 157.32 ft.; thence N $37^{\circ} 48' 57''$ E for 131.01 ft.; thence S $2^{\circ} 52' 22''$ E for 528.96 ft. to the northerly R.O.W. line of County Road #43; thence S $37^{\circ} 47' 34''$ W and along said R.O.W. for 865.25 ft. to the point of beginning. Contains 10.724 acres more or less.

Said description is intended to describe all the property being in the East 1/2 of the NE 1/4 of said section which lies West of the center line of a transmission line right-of-way running northwest and southeast through said section and which lies north of said County Road #43, being a part of the property conveyed to grantor by Register's Deed dated August 11, 1983, filed in the Probate Office of Shelby County, Alabama, on August 11, 1983, and recorded in Deed Book 349, page 129.

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Book

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

88 FEB 11 PM 12:16

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 5.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 11.00