

1380

SEND TAX NOTICE TO:
George Jordan
(Name) 1549 53rd Street
(Address) Birmingham, Alabama 35208

This instrument was prepared by
Mike T. Atchison, Atty.
(Name) P.O. Box 822
Columbiana, AL 35051
(Address)

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 Fourteen Thousand and no/100-----(\$14,000.00) DOLLARS

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

FRED WAYNE HORTON, a married man

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

^{E. J. J.}
GEORGE JORDAN AND MARILYN JORDAN

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

SHELBY County, Alabama to-wit:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 27, Township 21 South, Range 1 East, thence run East along the South line of said 1/4-1/4 for 155.02 feet to the Westerly right of way of Alabama State Highway #145, thence 76 degrees 11 minutes 40 seconds Left run Northerly along said right of way for 1440.37 feet, to the Point of Beginning; thence continue last described course for 416.30 feet; thence 90 degrees 00 minutes Left continue along said right of way for 54.03 feet to the 397 contour of Lay Lake; thence 60 degrees 43 minutes 45 seconds Left run Southerly along said contour a cord distance of 87.40 feet; thence 34 degrees 38 minutes 20 seconds Left continue along said contour a cord distance of 141.50 feet; thence 48 degrees 02 minutes Right continue along said contour a cord distance of 122.98 feet; thence 34 degrees 41 minutes 44 seconds Left continue along said contour a cord distance of 102.7 feet; thence 95 degrees 44 minutes 46 seconds Left run Easterly for 181.25 feet to the Point of Beginning.

According to the survey of Thomas E. Simmons, LS 12945 dated February 15, 1988. Situated in Shelby County, Alabama.

THE ABOVE PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

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 10th day of March, 19 88.

WITNESS: STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAR 18 AM 9:55

Fred Wayne Horton (Seal)
FRED WAYNE HORTON (Seal)

Thomas E. Simmons, Jr. (Seal) Need Tax - 14.00
STATE OF ALABAMA } Rec. 250
COUNTY } Ind. 1.00
1750

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that FRED WAYNE HORTON, a married man 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 10th day of March, A. D., 19 88
Hartman, David John L. Hartman
Notary Public.