

1625

SEND TAX NOTICE TO:

(Name) Joseph E. Sartain

(Address) RT 2 Box 295
Shelby AL 35142

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

(Address) Post Office Box 822
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 TWENTY FOUR THOUSAND DOLLARS AND NO/100 DOLLARS

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

Robert L. Mindler and wife, Lynne Mindler

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

Joseph E. Sartain and Ann Whetham

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

SHELBY County, Alabama to-wit:

BOOK 176 PAGE 459

Begin at the northeast corner of the SE1/4 of Section 13, Township 24 North, Range 15 East, St. Stephens Meridian, from the east line of said section turn an angle of 90 deg. 00 min. and run thence west a distance of 1320.0 feet; turn left an angle of 119 deg. 14 min. a distance of 859.60 feet; turn left an angle of 02 deg. 52 min. a distance of 100.0 feet for a point of beginning; thence continue along said course a distance of 100.0 feet; turn right an angle of 90 deg. 00 min. a distance of 150.0 feet; turn right an angle of 90 deg. 00 min. a distance of 100.0 feet; turn right an angle of 90 deg. 00 min. a distance of 150.0 feet to point of beginning; being in the NE1/4 of SE1/4 of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama. Situated in Shelby County, Alabama.

\$12,000.00 of the above consideration was paid from mortgage recorded 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 21

day of March, 19 88

WITNESS:

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
Seal
1200
Rec 250
Sub 100

88 MAR 23 AM 8:40
1550
(Seal)

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
(Seal)

Robert L. Mindler (Seal)
Robert L. Mindler (Seal)

Lynne C. Mindler (Seal)
Lynne Mindler (Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert L. Mindler and wife, Lynne Mindler whose names 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 21 day of March, A. D., 1988

Mike T. Atchison
Public.

Mike A.