

1661

SEND TAX NOTICE TO:

(Name) James E. Gill/Jr. & Janet Elise Gill

(Address) P.O. Box 187
Harpersville, AL 35078

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(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 Twelve thousand five hundred and no/100 DOLLARS

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

John Thomas Logan and wife, Ellie Logan; and Mary Ann Carter and husband, William Carter

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

James E. Gill/Jr. and wife, Janet Elise Gill

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

Shelby

County, Alabama to-wit:

Begin at the point of intersection of the West boundary of Section 15, Township 20 South, Range 2 East, with the South right-of-way line of State Highway No. 76; thence run East along said right-of-way line 210.0 feet to the point of beginning. Proceed South and parallel with said Section line 824.04 feet to a point on the North bank of Coosa River; thence run Easterly along said river bank 204.72 feet to an iron pin; thence run North and parallel with said line 856.33 feet to an iron pin set on the South right-of-way line of said Highway; thence run Westerly along said highway, 204.72 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 15, Township 20 South, Range 2 East, Shelby County, Alabama.

\$12,500.00 of the purchase price recited above was paid from a mortgage executed simultaneously herewith.

SUBJECT TO:

1. Transmission line permit to Alabama Power Company recorded in Deed Book 107, page 268, in the Probate Records of Shelby County, Alabama.
2. Right-of-way to State of Alabama recorded in Deed Book 249, page 242, in said Probate records.
3. Rights-of-way by condemnation proceedings recorded in Probate Minutes 10, page 412, in said Probate records.
4. Any portion of caption lands that lies within Coosa River or that may be affected by Lay Dam Raise.

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 22nd

day of March, 19 88

XXXXXX
WITNESSES:

Mary Ann Carter (Seal)
Mary Ann Carter

William Carter (Seal)

William Carter (Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned

hereby certify that John Thomas Logan and wife, Ellie Logan and Mary Ann Carter and husband, William Carter a married woman

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 22nd

day of

March

A. D. 19 88

Notary Public.

State of Alabama
Shelby County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Carter, 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 the 21st day of March, 1988.

Bonita Y. Davidson
Notary Public

BOOK 176 PAGE 526

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS
INSTRUMENT WAS FILED
88 MAR 23 AM 10:16
Thomas R. Davidson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 2.00
TOTAL 7.00

532 in 371 rec

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

RETURN TO
TO