

220

SEND TAX NOTICE TO:

(Name) W.D. McGinty and Mary B. McGinty

(Address) Rt 2 Box 717
Shelby, Ala 35143

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 SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$16,500.00)----- DOLLARS

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

Harold J. Hall, a married man

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

W. D. McGinty and wife, Mary B. McGinty

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

Shelby

County, Alabama to-wit:

Property being described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit is signed for the purpose of identification.

The property hereinabove described and conveyed does not constitute any part of the homestead of the Grantor or the Grantor's spouse.

The Grantees or their successors in title shall have the right to use at their own risk the boat launching facilities located on the edge of Lay Lake at the end of the 60 ft. right-of-way as described in Paragraph 3 of Exhibit "A" which is attached hereto and incorporated by reference herein.

BOOK 182 PAGE 610

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 22

day of April, 1988

WITNESS:

Jackie C. M. Shaw (Seal)
Patricia C. Long (Seal)

(Seal)

Harold J. Hall (Seal)

(Seal)

STATE OF ~~ALABAMA~~ FLORIDA }
CHARLOTTE COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harold J. Hall, 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 22 day of April, A. D., 1988

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES FEB 15, 1992

Jackie C. M. Shaw
Notary Public

Return to

EXHIBIT "A"

Lot 5, according to a survey of the 1987 Addition to Shelby Shores, as recorded in Map Book 12, Page 23, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama. (PARCEL ONE)

ALSO, Commence at the Northwest corner of the SE 1/4 of the SW 1/4, Section 7, Township 22 South, Range 2 East; thence run East along the North line of said 1/4-1/4 Section, a distance of 330.79 feet; thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the left and run a distance of 426.69 feet, to the South right-of-way of Shelby County Hwy. No. 42; thence turn a deflection angle of 154 deg. 09 min. 23 sec. to the right and run a distance of 1458.28 feet; thence turn a deflection angle of 41 deg. 54 min. 40 sec. to the left and run a distance of 555.98 feet; thence turn a deflection angle of 94 deg. 40 min. 00 sec. to the left and run a distance of 194.00 feet, to the point of beginning; thence continue in the same direction a distance of 60.00 feet; thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the right and run a distance of 120.00 feet to a point on the shore line of Lay Lake Reservoir; thence turn a deflection angle of 99 deg. 27 min. 44 sec. to the right and run along said shore line a distance of 60.83 feet; thence turn a deflection angle of 80 deg. 32 min. 16 sec. to the right and run a distance of 110.00 feet, to the point of beginning. Situated in the SW 1/4 of the SE 1/4, Section 7, Township 22 South, Range 2 East, Shelby County, Alabama. (PARCEL TWO)

TOGETHER WITH A NON-EXCLUSIVE RIGHT-OF-WAY FOR INGRESS, EGRESS AND UTILITIES, 30 feet wide, 15 feet on each side of the following described centerline: Commence at the Northwest corner of the SE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama; thence run East along the North 1/4-1/4 line 702.35 feet; thence turn right 90 deg. 00 min. 00 sec. and run South 1006.48 feet to the end of a paved road and the point of beginning of said centerline; thence turn left 120 deg. 08 min. 48 sec. and run Northeast along the center of an existing chert road 182.96 feet; thence turn left 04 deg. 35 min. 47 sec. and run Northeast 139.55 feet to the end of said 30-foot right-of-way and the beginning of a 60-foot right-of-way, 30 feet on each side of the following described centerline: thence turn right 98 deg. 35 min. 09 sec. and run Southeast 37.74 feet; thence turn left 41 deg. 54 min. 40 sec. and run Southeast 600 feet, more or less, to the edge of Lay Lake and the end of said centerline.

BOOK 182 PAGE 611

ALSO, a non-exclusive right of way for ingress, egress, and utilities, 30 feet wide, 15 feet on each side of the following described centerline: Commence at the Northwest corner of the SE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama; thence run East along the North 1/4-1/4 line 702.35 feet; thence turn right 90 deg. 00 min. 00 sec. and run South 1006.48 feet to the end of a paved road and the point of beginning of said centerline; thence turn left 120 deg. 08 min. 48 sec. and run Northeast along the center of an existing chert road 182.96 feet; thence turn left 04 deg. 35 min. 47 sec. and run Northeast 139.55 feet to the end of said 30-foot right-of-way and the beginning of a 60-foot right-of-way, 30-feet on each side of the following described centerline: thence turn right 98 deg. 35 min. 09 sec. and run Southeast 37.74 feet; thence turn left 41 deg. 54 min. 40 sec. and run Southeast 539.12 feet; thence turn left 94 deg. 40 min. 00 sec. and run Northeast 285.56 feet; to the end of said centerline.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1988 and subsequent years. 1988 taxes are a lien but not due and payable until October 1, 1988.
2. Restrictions as recorded in Deed Book 340, pages 866-882, in the Probate Office of Shelby County, Alabama.
3. Transmission line permit to Alabama Power Company recorded in Real Record 105, page 924, in the Probate Office of Shelby County, Alabama.
4. Restrictive covenants and conditions as recorded in Real Record 180, page 164, in Probate Office.
5. 100-foot building set back line from Shelby Co. Hwy. #42, as shown on recorded map.
6. Restrictions as shown on recorded map.
7. Rights of other parties in and to the use of the non-exclusive right of way easements for ingress, egress, and utilities, described herein.
8. Rights acquired by Alabama Power Company by instrument recorded in Deed Book 253, page 120, in Probate office.
9. Parcel Two shall be used for boat launching and boat house purposes only and for no other purposes.

SIGNED FOR IDENTIFICATION:

Harold J. Hall
Harold J. Hall

1. Deed Tax	\$ 66.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	22.50

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

88 MAY -3 PM 2:40