



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by:

(Name) TIMOTHY A. MASSEY
(Address) One Medical Park Drive East
Birmingham, Alabama 35235Send Tax Notice To:
Sylane WhitfieldRT 1 Box 216Vandiver A/A35176

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty three thousand and No/100----- DOLLARS

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

Jarrett Abercrombie, a married man; Mildred Abercrombie Barr, a widow, who is one and same person as Mildred A. Barr, a widow, (herein referred to as grantors) do grant, bargain, sell and convey unto

Sylane Whitfield and wife, Susie M. Whitfield

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

Shelby County, Alabama to-wit:

PARCEL 1: Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 30, Township 18 South, Range 2 East; thence Easterly along South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 558.02 feet; thence left 91 deg. 17 min. 32 sec. and run 538.66 feet; thence right 101 deg. 45 min. 22 sec. and run 452.02 feet to the Westerly right of way of County Road No. 55; thence left 70 deg. and run along said right of way 150.00 feet to the P.C. of a curve to the left; thence left 3 deg. 41 min. 18 sec. and run along the chord of said curve 312.28 feet; thence left from extended chord 117 deg. 14 min. 40 sec. and run 1257.29 feet; thence left 92 deg. 59 min. 56 sec. and run 858.72 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL 2: That part of Lot L, Map of Sterrett, Alabama, lying East of the Pumpkin Swamp Road, and which is a part of the land conveyed to Bessie Hyde Godfrey by Warranty Deed executed by M.L. Strother and wife, E.M. Strother, dated February 26, 1910, and recorded in Deed Book 53 page 533 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for tax year 1988 and subsequent years;

Subject to easements, restrictions, covenants and conditions of record, if any;

\$15,400.00 of the consideration is being paid by execution of a Purchase Money Mortgage to the grantors simultaneously with delivery of the within deed.

NOTE: This is non-homestead property of the grantor, Jarrett Abercrombie.

NOTE: The Grantors herein, nor their heirs, executors and administrators DO NOT WARRANT NOR DEFEND the title to the property described in Parcel 2 above, which is the same property conveyed to Myrtie Abercrombie by Bessie Hyde Godfrey as shown in deed dated June 17, 1935, and recorded in Deed Record Volume 94 page 470, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 19thday of April, 19 88

WITNESS:

(Seal)

Jarrett Abercrombie (Seal)

(Seal)

Mildred A. Barr (Seal)

(Seal)

Mildred Abercrombie Barr (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ~~ALABAMA~~ FLORIDA

General Acknowledgment

Martie COUNTY

the undersigned

I, Jarrett Abercrombie, a married man, a Notary Public in and for said County, in said State, hereby certify that Jarrett Abercrombie, 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 18th day of

April

A.D. 19 88Notary Public, State Of Florida At Large
My Commission Expires May 13, 1989
Baptized by Safford Notary Public Co. of America

STATE OF GEORGIA)
DOOLY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mildred Abercrombie Barr, a widow, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, 1988.

Angie S. Hill
Notary Public

County, Georgia

My commission expires: Commission Expires Jan. 20, 1990

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
88 MAY -5 AM 9:24
Thomas O. Howard
JUDGE OF PROBATE

1. Deed Tax \$ 8.00
2. Mtg. Tax 5.00
3. Recording Fee 2.00
4. Indexing Fee 1.00
TOTAL. 14.00

WARRANTY DEED

JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$
This form furnished by

998 PM 287 008

JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020



Return to: **MASSEY & LACEY, P.C.** 259 3rd St. 2nd Fl.
SUITE 200
1 MEDICAL PARK DR. E.
BIRMINGHAM, AL 35235
TO _____
TO _____