

Value: \$ 100

SEND TAX NOTICE TO:

(Name) John Thomas Logan & Ellie Logan
Mary Ann Carter & William Carter
(Address) 441 Klein Road, 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 One 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; Mary Ann Carter and husband, William Carter

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

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

(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 SW corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 15, Township 20 South, Range 2 East, Shelby County, Alabama. Thence run S-89 $^{\circ}$ 41'-33"-E along the Quarter-quarter line, 1088.09' to the Point of Beginning. Proceed N-7 $^{\circ}$ 12'-W, 298.32 feet to a R.R. cross tie cor.; thence run S-22 $^{\circ}$ 27'-10"-E, 353.21 feet to a cross tie corner set on the quarter-quarter line; thence run N-89 $^{\circ}$ 41'-33"-W along said line 397.75 feet to the point of beginning.

The above described land contains 2.53 acres, more or less, and is located in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Sec. 15, T-20-S, R-2-E, Shelby County, Alabama.

The above described property being the same property as is described as 2.52 acres in that certain deed recorded in Deed Book 287, page 444 in the Probate Records of Shelby County, Alabama, but which is more correctly described herein.

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

day of May, 19 88

~~WITNESSES~~

Mary Ann Carter
William Carter

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

John Thomas Logan
Ellie Logan

(Seal)
(Seal)
(Seal)

STATE OF ALABAMA
Shelby

COUNTY

JUDGE OF PROBATE

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that John Thomas Logan and wife, Ellie Logan

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 executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 2 day of May, A.D., 19 88

Notary Public.

SEE OTHER SIDE FOR OTHER ACKNOWLEDGMENT

BOOK 184 PAGE 178

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Ann Carter and husband, William Carter, 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 2 day of May, 1988.

Frank G. Gish
Notary Public

BOOK 184 PAGE 179

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

88 MAY 12 PM 1:45

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>1.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>5.00</u>
TOTAL	<u>10.50</u>

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

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