

This instrument was prepared by
(Name) J. Michael Joiner

(Address) P. O. Box 1012, Alabaster, AL 35007

Send Tax Notice To: Mr. & Mrs. Stephan Mindel
name
403 Shadeswood Circle B'ham, AL
address 35226

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTEEN THOUSAND and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JACK W. MARTIN AND WIFE OLGA G. MARTIN

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

STEPHAN H. MINDEL AND WIFE MARTHA L. MINDEL

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

SHELBY

County, Alabama to-wit:

Commence at the Southwest corner of Lot No. 25 of Walter's Cove, First Sector, as recorded in Map Book 5, Page 22 in the office of Probate Judge, Columbiana, Alabama; thence South 73 deg. 10 min West (MB) along the North right of way line of Walter's Drive for a distance of 226.00 feet to the point of beginning of the waterfront lot herein conveyed; thence continue South 73 deg. 10 min. West (MB) along the said North right of way line of Walter's Drive for a distance of 118.00 feet to a point; thence turn an angle of 93 deg. 01 min. to the right and proceed for a distance of 190.26 feet to a point; thence turn an angle of 86 deg. 59 min. to the right and proceed for a distance of 110.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 190.00 feet to the point of beginning.

Subject to existing easements, taxes, taxes, restrictions of record. This lot or parcel of land shall carry the same restrictions as Walter's Cove, First Sector as recorded in Book 248, Page 750, except the name James L. Ray, Jr., or his heirs shall apply instead of Emmett Cloud or Cloud Realty, and it is the express intent of the grantors that all property fronting Lay Lake is hereby conveyed (in front of this description) to the grantees down to the Alabama Power Company 397 elevation contour and subject to the Ala. Power Company 401 elevation flood easement. Rights to use of boat launch facility next to Lot 2 of Walter's Cove, First Sectors go with the land.

This lot or parcel of land is lying in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 23, Township 21 South, Range 1 East, All being situated in Shelby County, AL. Mineral and Mining rights excepted.

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 27th

day of MAY, 19 88

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

88 JUN -2 AM 9:43

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, J. Michael Joiner, a Notary Public in and for said County, in said State, hereby certify that Jack W. Martin and wife Olga G. Martin 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of May, A. D., 19 88.