

547

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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, (herein

Olin Abbott, a widower

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

Richard E. Waldrop and Bernice A. Waldrop

(herein referred to as GRANTEES) as joint tenants with right of survivorship, an undivided one-half interest in and to the following described real estate situated in -----

Shelby County, Alabama to-wit:

Begin at the Southeast corner of SE 1/4 of NW 1/4 of Section 34, Township 19, Range 2 East and run West along said Section line 226 feet, more or less, to the East line of the Florida Short Route, (U.S. Highway No. 91) and run Northwesterly along said Highway 1550 feet, more or less, for point of beginning of the lot herein conveyed; thence run in a Northeasterly direction and perpendicular to said Highway line 150 feet; thence run in a Northwesterly direction and parallel with said Highway line 150 feet; thence run in a Southwesterly direction and perpendicular to said Highway line 150 feet to said highway line; thence run in a Southeasterly direction along said Highway line 150 feet to point of beginning. All being in the NW 1/4 of Section 34, Township 19, Range 2 East.

The above described property shall not be used for the sale or storage of alcoholic liquors or beverages, nor for the operation of a public dance hall thereon, or for the operation of tourist cabins thereon. There shall be a covenant running with said land and shall bind the grantees, their successors, heirs and assigns and should there be a breach thereof the same may be enjoined in any court of competent jurisdiction.

DESCRIPTION CONTINUED ON REVERSE SIDE

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, I have hereunto set my hands(s) and seal(s), this 3rd day of June, 19 88.

188 PAGE 249

WITNESS:

_____ (Seal)

Olin Abbott (Seal)
Olin Abbott

_____ (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Olin Abbott, a widower 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 3rd day of June A. D., 19 88.

H. Howard
Notary Public.

Begin at the Southeast corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19, Range 2 East, and run West along said Section line 226 feet, more or less, to the East line of the Florida Short Route, sometimes known as U. S. Highway Number 91, and run Northwesterly along said highway 1700 feet, more or less, to the beginning point; thence run in a Northeasterly direction and perpendicular to said highway line 150 feet; thence run in a Northwesterly direction and parallel with said highway line 50 feet; thence run in a Southwesterly direction and perpendicular to said highway line 150 feet to said highway line; thence run in a Southeasterly direction along said highway line 50 feet to the point of beginning. All being in the NW $\frac{1}{4}$ of Section 34, Township 19, Range 2 East, Shelby County, Alabama.

Grantor reserves a life estate in the property described on this deed.

0523W 881 0004

1. Deed Tax	\$	<u>50</u>
2. Mtg. Tax		<u> </u>
3. Recording Fee		<u>500</u>
4. Indexing Fee		<u>100</u>
TOTAL		<u>650</u>

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS INSTRUMENT WAS FILED
 88 JUN -7 PM 2:41
Thomas A. Snowden, Jr.
 JUDGE OF PROBATE

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$ _____
 Deed Tax \$ _____

This form furnished by

HARRISON, CONWILL, HARRISON

& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

88 JUN 7 1988