

SEND TAX NOTICE TO:

(Name) Vernie Harrison & Marcella H. Dungee

P.O. Box 503

(Address) Alabaster, Ala. 35007

10 09

This instrument was prepared by

1196

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-8 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 Love and Affection and One and no/100 (\$1.00) DOLLARS

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

Vernie Harrison, a widow

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

Vernie Harrison and my daughter, Marcella H. Dungee

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

Shelby

County, Alabama to-wit:

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
88 JUL 19 PM 3:34  
JUDGE OF PROBATE

Commence at the SW corner of NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 9, Township 22 South, Range 2 West; thence run N 2 deg. 30' W and along the West line for 740.40 feet; thence continue along same line 112 feet; thence turn 88 deg. 30' to the right and run N 86 deg. 00' E for 419.12 feet to a point on the Westerly right of way of U.S. Highway No. 31; thence turn 98 deg. 39' 35" to the right and run S 12 deg. 39' 35" W along said right of way for 20.23 feet, to the point of beginning of the parcel herein described; thence turn 81 deg. 20' 25" to the right and run N 86 deg. 00' W for 266.60 feet; thence turn 88 deg. 30' to the left and run South 2 deg. 30' E for 92.0 feet; thence turn 91 deg. 30' to the left and run 255.0 feet to a point on the Westerly right of way of U.S. Highway No. 31; thence run Northerly along the West right of way of said U. S. Highway No. 31 93.02 feet to the point of beginning, according to the survey of Huddie Dansby, Registered Land Surveyor, dated March 12, 1988.

Also, commence at the Northeast corner of the N.E. $\frac{1}{4}$  of the S.W. $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West, thence run Southerly and along the East line for a distance of 420.0' feet, thence turn 91 $^{\circ}$ 44'15" to the right for a distance of 314.0' feet to the point of beginning. Thence continue along same line for a distance of 106.0' feet, thence turn 91 $^{\circ}$ 38'45" to the left for a distance of 183.50' feet to a point on the Northwesterly right of way of a county road, thence turn 149 $^{\circ}$ 35'45" to the left and along said right of way for a distance of 209.26' feet to the point of beginning, according to the survey of Huddie Dansby, registered land surveyor dated May 14, 1983.

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 19<sup>th</sup>

day of July, 19 88.

WITNESS:

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUL 19 PM 3:30

1. Deed Tax \$ 1.00 (Seal)

2. Mtg. Tax (Seal)

3. Recording Fee 2.50 (Seal)

4. Indexing Fee 1.00

TOTAL 4.50

STATE OF ALABAMA }  
SHELBY COUNTY }

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

hereby certify that Vernie Harrison

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 19<sup>th</sup> day of July, A. D., 19 88.

Peggy J. Letson  
Notary Public

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