

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 998

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand and no/100----- DOLLARS

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

Hugh Battles Montgomery, Jr., unmarried
herein referred to as grantors) do grant, bargain, sell and convey unto

Cheryl L. Montgomery

(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 NE corner of Lot 13 according to the plat of Murray Hill Subdivision, Sector One, as shown in Map Book 5, page 92, in the Probate Office of Shelby County, Alabama; thence run in an Easterly direction along the South right-of-way line of Highway 25 a distance of 200 feet to a point; thence run in a Southerly direction, parallel with the East line of Lots 13, 12 and 11 of said subdivision, a distance of 578.1 feet to the point of beginning of the lot herein conveyed; thence run in a Westerly direction, parallel with the South right-of-way line of said Highway 25 a distance of 200 feet to a point on the East line of said Lot 11; thence run in a Southerly direction along the East line of said Lot 11 a distance of 220 feet to a point; thence run in an Easterly direction, parallel to the South right-of-way line of said Highway 25, a distance of 200 feet to a point; thence run in a Northerly direction, parallel to the East line of said Lot 11 a distance of 220 feet to the point of beginning. Said property being located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East.

ALSO, a fifteen (15) foot wide easement for ingress and egress from Alabama State Highway No. 25 to the land conveyed in Deed Book 317, Page 806, said easement running

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 26th
day of July, 19 88.

WITNESS:

BOOK 199 PAGE 49

(Seal)

(Seal)

(Seal)

Hugh Battles Montgomery Jr. (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

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

hereby certify that Hugh Battles Montgomery, Jr., unmarried

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 26 day of July, A. D., 19 88.

Notary Public.

Form 31-A

Conwill Justice

North and South, and the centerline of said easement being 192.5 feet East of the Northeast corner of Lot 13 according to the plat of Murray Hill Subdivision, Sector One, as shown in Map Book 5, Page 92, in the Probate Office of Shelby County, Alabama, and said easement then running South, parallel with the East line of Lots 13, 12, and 11 of said Subdivision a distance of 578.1 feet.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 AUG 11 PM 2:46
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 15.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 21.00

50
PAGE
661
BOOK

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

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