

1253

SEND TAX NOTICE TO:

James Ed Pardue and Jewel

(Name) Juanita Pardue

This instrument was prepared by

(Address) Route 3, Box 104  
Calera, Alabama 35040

(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,

\$2,000.00

That in consideration of One (\$1,000) Dollar and Love and Affection-----DOLLARS

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

David H. Hancock, Marvin E. Hancock, Betty Jean Glass and Jewel Juanita Pardue

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

James Ed Pardue and wife, Jewel Juanita Pardue

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

Shelby County, Alabama to-wit:

That certain tract of land described as commencing at the Northeast corner of the East Half of the Northeast Quarter of the Northwest Quarter of Section 3, Township 24, Range 13 East, and run thence South 79 degrees West, a distance of 380 feet to a point; run thence South 64 degrees and 40 minutes West a distance of 210 feet to a pine tree; run thence South 27 degrees and 10 minutes East, a distance of 840 feet along a fence line to the point of beginning of the lot herein described and conveyed: Run thence North 64 degrees and 40 minutes East a distance of 210 feet; run thence North 27 degrees and 10 minutes West a distance of 210 feet; run thence South 64 degrees and 40 minutes West a distance of 210 feet; run thence South 27 degrees and 10 minutes East a distance of 210 feet to the point of beginning, and containing one (1) acre, more or less.

It is the intention to describe all of the property owned in Shelby County, Alabama by Mamie Hancock at the time of her death, whether correctly described herein or not.

1. Deed Tax \$ 2.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 3.00

TOTAL 7.50

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 SEP 19 AM 11:57

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 17th

day of September, 19 88.

WITNESS:

Betty Jean Glass (Seal)  
Betty Jean Glass

Jewel Juanita Pardue (Seal)

Jewel Juanita Pardue (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

David H. Hancock (Seal)  
David H. Hancock

Marvin E. Hancock (Seal)  
Marvin E. Hancock

(Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David H. Hancock, Marvin E. Hancock, Betty Jean Glass & Jewel Juanita Pardue 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 17th day of September, A. D., 1988

Diane M. Matherly  
Notary Public.