

1021



This instrument was prepared by

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(Address) 900 City Federal Building
Birmingham, AL 35203

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Eight Thousand Dollars (\$58,000.00)

to the undersigned grantor, Cardinal Homes, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
Roger Phillip West and wife Theresa Lillie West

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

County, Alabama to-wit:

A parcel of land situated in the Southeast 1/4 of the Northwest
1/4 of Section 24, Township 19 South, Range 1 East, Shelby
County, Alabama, being more particularly described as follows:
Commence at the Northwest corner of the Southeast 1/4 of the
Northwest 1/4 of Section 24, Township 19 South, Range 1 East,
Shelby County, Alabama, and run in an Easterly direction along
the North line of said 1/4 1/4 Section, a distance of 210.00 feet
to a point; thence deflect 90 deg. 07 min. 40 sec. to the right
and run in a Southerly direction a distance of 628.37 feet to the
point of beginning of the herein described parcel; thence deflect
99 deg. 34 min. 50 sec. to the left and run in a Northeasterly
direction a distance of 337.07 feet to a point; thence turn an
interior angle of 90 deg. 09 min. 20 sec. and run to the right in
a Southeasterly direction a distance of 248.95 feet to a point;
thence turn an interior angle of 182 deg. 12 min. 40 sec. and run
to the right in a Southeasterly direction a distance of 214.10
feet to a point on the North right of way of Old U.S. Highway
280; thence turn an interior angle of 86 deg. 59 min. 30 sec. to
the right in a Southwesterly direction along said right of way a
distance of 423.87 feet to a point; thence turn an interior angle
of 81 deg. 03 min. 40 sec. and run to the right in a Northerly
direction a distance of 464.61 feet to the point of beginning of
the herein described property; being situated in Shelby County,
Alabama.

1. Deed Tax \$ —
2. Mtg Tax —
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50

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

88 NOV 16 AM 10:01

JUDGE OF PROBATE

58,000.00 of the purchase price recited above was paid from a mortgage loan closed contemporaneously with delivery of this deed.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for
itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said pre-
mises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend
the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Liz Bishop
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of November 19 88

ATTEST:

Secretary

By

Liz Bishop

Vice

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned
State, hereby certify that Liz Bishop
whose name as Vice President of Cardinal Homes, Inc.

a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the
act of said corporation,

Given under my hand and official seal, this the 1st day of November

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Notary Public