

This instrument was prepared by

54  
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 Dollar and other good and valuable considerations <sup>2500.00 cash</sup> <sup>F.M. Key</sup> ~~XXXXXX~~

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

Ronald Lee Byrd & wife, Martha Ann Byrd

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

F.M. Key and wife, Dorothy J. Key

(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 the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 31, Township 21 South, Range 2 West; thence South along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for 480 feet; then turn right 94 degrees 11 minutes for 866.15 feet; thence turn right 85 degrees 49 minutes for 210 feet to point of beginning, continue 210 feet along the same line; then turn right 94 degrees 11 minutes for 210 feet; thence turn right 85 degrees 49 minutes for 210 feet; then turn right 94 degrees 11 minutes for 210 feet to the point of beginning. Situated in Shelby County, Alabama.

ALSO, an easement for ingress and egress over a parcel of land described as: Commence at the NE corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 31, Township 21 South, Range 2 West, thence South along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for 480 feet; thence turn right 94 degrees 11 minutes for 866.15 feet to the point of beginning; thence turn right 85 degrees 49 minutes and run North along the West line of the 12 acre tract described above for 30 feet; thence turn left 85 degrees 49 minutes and run West parallel with the westward extension of the South line of said 12 acre tract described above for 1174.02 feet; thence turn right 85 degrees 49 minutes and run North parallel with the West line of said 12 acre tract described above for 15 feet; thence turn left 85 degrees 49 minutes and run West parallel

DESCRIPTION CONTINUED ON EXHIBIT "A" ATTACHED

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, we have hereunto set our hands(s) and seal(s), this 28<sup>th</sup> day of November, 19 88.

WITNESS:

Sandra W. Benson (Seal)

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

Ronald L. Byrd (Seal)

Martha Ann Byrd (Seal)

\_\_\_\_ (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald Lee Byrd and wife, Martha Ann Byrd 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 28<sup>th</sup> day of November, A. D., 19 88

Form 31-A

Sandra L. Jones  
My Commission Expires 3/4/92 Notary Public.

F. M. Key

Rt 5 Box 253-B-1

Marshall, AL 35115

EXHIBIT "A"

with the Westward extension of the South line of the 12 acre tract described above for 683.4 feet to the centerline of Shelby County Highway #107; thence turn left and run South along the centerline of Shelby County Highway #107 for 60 feet; thence turn left and run East parallel with the Westward extension of the South line of the 12 acre tract described above for 683.4 feet; thence turn right 85 degrees 49 minutes and run South parallel with the Southward extension of the West line of the 12 acre tract described above for 15 feet; thence turn left 85 degrees 49 minutes and run East parallel with the Westward extension of the South line of the 12 acre tract described above for 1174.02 feet; thence turn left 94 degrees 11 minutes and run North along the Southward extension of the West line of the 12 acre tract described above for 30 feet to the point of beginning. Situated in Shelby County, Alabama.

ALSO, an easement for ingress and egress 30 feet wide running North and South along the West line of the following described land: Commence at the NE corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 31, Township 21 south, Range 2 West; thence South along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for 480 feet; then turn right 94 degrees 11 minutes for 656.15 feet to the point of beginning, continue 210 feet along the same line; thence turn right 85 degrees 49 minutes for 210 feet; thence turn right 94 degrees 11 minutes for 210 feet; thence turn right 85 degrees 49 minutes for 210 feet to the point of beginning. Situated in Shelby County, Alabama.

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STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 DEC -1 AM 10:45

*William A. Harrison, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>2.50</u>
2. Mlg. Tax	<u>500</u>
3. Recording Fee	<u>1.00</u>
4. Indexing Fee	<u>8.50</u>
TOTAL	