

SEND TAX NOTICE TO:

(Name) Francis James Doyle II
123 Meadow Lane
(Address) Warrior, Alabama 35180

This instrument was prepared by

(Name) Michael L. Metcalf
424 Hwy #361
(Address) Pelham, AL 35124 994
FM No. ATC 27 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Three Thousand Five Hundred Dollars (\$23,500.00) ----- DOLLARS

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

Michael L. Metcalf and wife Patricia H. Metcalf

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

Francis James Doyle, II and wife Barbara M. Doyle

(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 a point of intersection of the South Line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and the Westerly Right-of-Way line of County Road # 361; Thence run Northerly along said Right-of-Way line a distance of 100.0 feet to the point of Beginning; Said Right-of-Way line being in a curve to the Left having a radius of 3234 feet and an interior angle of 40°-25'-50"; Thence continue Northerly along said Right-of-Way line an arc distance of 250.06 feet; Thence turn Left 84°-51'-40" from the tangent of said curve and run Northwesterly a distance of 140.29 feet to the Easterly Right-of-Way line of I-65; Thence turn Left 87°-33'-15" and run Southwesterly along said Right-of-Way line a distance of 249.06 feet; Thence turn Left 92°-26'-45" and run Southwesterly a distance of 174.33 feet to the Point of Beginning.

BOOK 222 PAGE 251

Duckhop 23.50
2. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 27.00

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 10th

day of January, 19 89

WITNESS:

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
89 JAN 13 PM 2:32

STATE OF ALABAMA
BLOUNT COUNTY

I, Charlotte H. Citterman, a Notary Public in and for said County, in said State, hereby certify that Michael L. Metcalf and wife Patricia H. Metcalf whose name S are 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of January, A. D. 19 89

123 Meadow Lane
Warrior, AL 35180

Charlotte H. Citterman
My commission expires 12/10/90
Notary Public.