

1119

SEND TAX NOTICE TO:

(Name) Barry A. Ryan

(Address) 3rd Street
Helena, AL 35000

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, AL 35216

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Two Thousand Five Hundred and No/100 DOLLARS

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

Jimmy L. Davidson, and wife Robin S. Davidson

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

Barry A. Ryan and wife, Donna F. Ryan

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

Shelby County, Alabama to-wit:

See Attached Exhibit A

Subject to easements restrictions and rights of way of record.

\$52,263.00 of the above recited purchase price was paid from the proceeds of a purachse money mortgage recorded simultaneously herewith.

BOOK 222 PAGE 521

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 I have hereunto set my hand(s) and seal(s), this 4th day of January, 19 89

WITNESS:

_____(Seal) Jimmy L. Davidson _____(Seal)
_____(Seal) Robin S. Davidson _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy L. Davidson, 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 4th day of January, A. D., 19 89

Notary Public.

EXHIBIT A

Begin at the SE corner of Second Avenue and Third Street in the Town of Helena, Shelby County, Alabama, and run South along the East side of Third Street 175 feet; thence East 268 feet to the West edge of Branch Alley; thence North along the West side of Branch Alley; thence North along the West side of Branch Alley 175 feet to the SW corner of Branch Alley and Second Avenue; thence West along the South side of Second Avenue 297 feet to point of beginning, situated and being in the NW 1/4 of SW 1/4 of Section 15, Township 20, Range 3 West, and being Lots 1, 2, 3 and the North 1/2 of Lot 4, Block 9, of the Town of Helena, Alabama.

Less and except the following:

A portion of that certain property conveyed to Helena Baptist Church, a corporation, by H. D. Ruffin and wife, Grace Ruffin, the portion being hereby conveyed being more particularly described as follows: Commence at the SE corner of Second Avenue and Third Street in the Town of Helena, Shelby County, Alabama, and run thence South along the East line of Third Street 175 feet to a point; thence run East 250 feet to point of beginning of the property herein conveyed; thence continue East 18 feet to the West edge of Branch Alley; thence run North along the West side of Branch Alley 175 feet to the SW corner of Branch Alley and Second Avenue; thence run West along the South side of Second Avenue a distance of 47 feet to a point, which is 250 feet from the point of commencement; thence turn to the left and run South 175 feet to the point of beginning; being situated in Shelby County, Alabama. All being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

89 JAN 17 AM 10:41

Thomas H. McWhorter, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 50

2. Mtg. Tax

3. Recording Fee 5.00

4. Indexing Fee 1.00

TOTAL

6.50