

1029
SEND TAX NOTICE TO:

(Name) James D. and Becky M. Frangopoulos

(Address)

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEY AT LAW

(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,

TWENTY-SIX THOUSAND FIVE HUNDRED AND NO/100 (\$26,500.00) DOLLARS

That in consideration of

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

Billy Frank Knowles, a single man

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

James D. Frangopoulos and wife, Becky M. Frangopoulos

(herein referred to as GRANTEEES) 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 NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama being more particularly described as follows: Commence at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 19 South, Range 2 East, thence run along the North line of said $\frac{1}{4}$ for 1404.02 feet; thence 44 degrees 03 minutes 03 seconds right run 1297.88 feet to the Point of Beginning (said point being on the Easterly right of way of U.S. Highway 280, also said Point being the SW corner of Joe L. Tidmore Property); thence continue last described course along said right of way for 130.0 feet; thence 90 degrees 26 minutes 22 seconds left run 200.0 feet; thence 90 degrees 00 minutes left run 219.0 feet; thence 114 degrees 05 minutes 47 seconds left run 218.0 feet to the Point of Beginning.

According to the survey of Thomas E. Simmons, LS#12945, dated September 16, 1985.

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The above described property shall not be used for the sale or storage of alcoholic liquors or beverages, nor for the operation of a public dance hall thereon or for the operation of tourist cabins thereon. This shall be a covenant running with said land and shall bind the grantees, their successors heirs and assigns and should there be a breach thereof the same may be enjoined in any court of competent jurisdiction.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1989 and subsequent years. 1989 taxes are a lien but not due and payable until October 1, 1989.
2. Without limiting the generality of any other exception contained herein, the exact location of the boundary lines, the amount of actual frontage on Highway No. 280 nor the possible over-lappage by that property conveyed to A.M. Stinson by deed recorded in Deed Book 170, page 450, in said Probate Office cannot be determined.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

25 th

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this

day of January, 19 89

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy Frank Knowles, a single man, 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.

25th

day of

January

A. D., 19 89

Given under my hand and official seal this

Peggy J. Letson

Notary Public

FIRST
BANK

and such is excepted herefrom.

3. Subject to restriction of sale or storage of alcoholic liquors or beverage, operation of public dance hall or operation of tourist cabins as contained in Deed recorded in Deed Book 167, page 351, in the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company recorded in Deed Book 107, page 473, in said Probate Office.
5. Rights of way deeds to Shelby County recorded in Deed Book 103, page 512, and in Deed Book 114, page 572, in said Probate Office.
6. Easement to Gas Board, Town of Vincent, recorded in Deed Book 199, page 244, in said Probate Office.

SIGNED FOR IDENTIFICATION:



Billy Frank Knowles

Billy Frank Knowles

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

89 FEB 21 AM 8:35

James A. Shoultz, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 26⁵⁰
2. Mtg. Tax _____
3. Recording Fee 5⁰⁰
4. Indexing Fee 1⁰⁰
TOTAL 32⁵⁰

803-311-1222
ALABAMA TITLES
MURKIN

RETURN TO

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.