

209
SEND TAX NOTICE TO:

(Name) Mary Strickland

P. O. Box 137

(Address) Childersburg, Al 35044

This instrument was prepared by

(Name) Mike T. Atchison, Atty.

P.O. Box 822

(Address) Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYER'S TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand and no/100-----DOLLARS

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

Herbert M. Sims, Jr., a married man

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

Mary S. Strickland and Regina N. Blankenship

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

SHELBY

County, Alabama to-wit:

Commence at the Southwest corner of SE 1/4 of SW 1/4 of Section 31, Township 20 South, Range 2 East, and run East along the South line of said Section a distance of 96.95 feet to a point on the East right of way line of Alabama Highway 25; thence turn an angle of 63 degrees 06 minutes to the left and run a distance of 267.75 feet to a point on the East right of way line of said Highway; thence turn an angle of 3 degrees 00 minutes to the left and run a distance of 50 feet to the point of beginning; thence turn an angle of 87 degrees 51 minutes to the right and run a distance of 210 feet; thence run in a Northeasterly direction and parallel with the East right of way line of said highway 110 feet; thence turn an angle of 87 degrees 51 minutes to the left and run 210 feet to the East line of said Highway right of way; thence turn an angle of 92 degrees 09 minutes to the left and run a distance of 110 feet to the point of beginning. Situated in the SE 1/4 of SW 1/4 of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama.

Situated in Shelby County, Alabama

PAGE 758
228
800K

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

1. Deed Tax \$20.00

2. Mtg. Tax 2.50

3. Recording Fee 3.00

4. Indexing Fee 1.00

TOTAL 23.50

TO HAVE AND TO HOLD Unto the said GRANTEE(S) 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 GRANTEE(S), 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 GRANTEE(S), 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 3rd

day of March 1989.

WITNESS: STATE OF ALABAMA
I CERTIFY THAT THIS INSTRUMENT WAS DRAFTED
89 MAR - 3 AM 9:15

(Seal)

Herbert M. Sims, Jr.

(Seal)

89 MAR - 3 AM 9:15

(Seal)

(Seal)

JUDGE OF PROBATE

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herbert M. Sims, Jr., a married 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.

Given under my hand and official seal this 3rd

day of March A. D. 1989

By Mike T. Atchison Public