

SEND TAX NOTICE TO:

(Name) Boyd Lane Bristow & Melanie K. Bristow
936 River Haven Circle
(Address) Birmingham, AL 35244

This instrument was prepared by

144

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-8 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,

That in consideration of ONE HUNDRED SIXTEEN THOUSAND FOUR HUNDRED AND NO/100 (\$116,400.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Eleanor Roberta Seale Hartley, a married woman; Clayton Rudolph Seale, a married man;
and Marcielle Virginia Seale Chastain, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Boyd Lane Bristow and wife, Melanie K. Bristow

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

Shelby

County, Alabama to-wit:

The NW 1/4 of Section 2, Township 24 North, Range 14 East, Shelby County, Alabama.
LESS AND EXCEPT those portions described in Real Record 115, Page 199 and Real Record 142, Page 56, in Probate Office of Shelby County, Alabama.
LESS AND EXCEPT that portion lying West of Shelby County Highway #86.

Situated in Shelby County, Alabama.

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. Transmission line permits to Alabama Power Company as recorded in Deed Book 133, Page 221; Deed Book 133, Page 220; and Deed Book 214, Page 355, in Probate Office.
3. Right of way to Shelby County as recorded in Deed Book 271, Page 754, in Probate Office.
4. Except 1/2 interest in minerals as reserved in Deed Book 206, Page 628, in Probate Office.

The property hereinabove described and conveyed does not constitute any part of the homestead of the Grantors or their respective spouses.

\$96,400.00 of the purchase price recited above was paid from a mortgage executed simultaneously herewith.

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

30th

day of May, 19 89

WITNESS:

(Seal)

(Seal)

(Seal)

Eleanor Roberta Seale Hartley (Seal)
Eleanor Roberta Seale Hartley
Clayton Rudolph Seale (Seal)
Clayton Rudolph Seale
Marcielle Virginia Seale Chastain (Seal)
Marcielle Virginia Seale Chastain

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Eleanor Roberta Seale Hartley, a married woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

30th

day of

May

A. D., 19 89

ADDITIONAL ACKNOWLEDGEMENTS ON REVERSE SIDE.

Conrad M. Fowler &

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clayton Rudolph Seale, 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 2nd day of June A. D., 19 89

Carroll M. Fowler
Notary Public.

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marcielle Virginia Seale Chastain, a married woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June A. D., 19 89

Carroll M. Fowler
Notary Public.

BOOK 241 PAGE 75

1. Wood Tax \$ 20.00
2. Mig. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 3.00
TOTAL 28.00

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

89 JUN -2 PM 1:51

Thomas L. Jennings
JUDGE OF PROBATE

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

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

RETURN TO

TO