

This instrument was prepared by

216

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

500.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100-----DOLLARS

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

Aileen Oakes and husband, Willis Oakes

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

undivided one-half interest to Loretta Argo, as custodian for Parrish Argo under the Alabama Uniform Transfers to Minors Act, undivided one-half interest to Loretta Argo, as custodian for Landon Argo under the Alabama Uniform Transfers to Minors Act.

(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 the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West; thence run West along the South boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 690.23 feet to a point; thence turn an angle of 114 deg. 53 min. to the right and run a distance of 189.41 feet to the point of beginning; thence turn an angle of 23 deg. 45 min. to the right and run a distance of 134.0 feet to a point; thence turn an angle of 70 deg. 30 min. to the left and run a distance of 97.0 feet to a point; thence turn an angle of 66 deg. 07 min. to the right and run a distance of 72.57 feet to a point; thence turn an angle of 85 deg. 39 min. to the left and run a distance of 8.52 feet to a point; thence turn an angle of 81 deg. 06 min. to the left and run a distance of 198.1 feet to a point; thence turn an angle of 81 deg. 09 min. to the left and run a distance of 142.93 feet to the point of beginning.

LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, _____ have hereunto set _____ hands(s) and seal(s), this _____

day of _____, 19 89.

WITNESS:

(Seal)

(Seal)

(Seal)

Aileen B. Oakes (Seal)
Willis E. Oakes (Seal)
Willis Oakes (Seal)

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 Aileen Oakes and husband, Willis Oakes

whose name 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 they executed the same voluntarily

on the day the same bears date.

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

Jelly E. Oakes Notary Public

LESS AND EXCEPT a portion of said property previously conveyed to James R. Roe and Dale C. Roe, described as follows: Commence at the point of beginning of the above-described property and run Northeasterly along the boundary of the above-described property a distance of 134.0 feet to a point; thence turn an angle of 70 deg. 30 min. to the left and run a distance of 97.0 feet to the point of beginning of the parcel being excepted; thence turn an angle of 66 deg. 07 min. to the right and run a distance of 72.57 feet to a point; thence turn an angle of 85 deg. 39 min. to the left and run a distance of 8.52 feet to a point; thence turn an angle of 81 deg. 06 min. to the left and run a distance of 66.5 feet to a point; thence turn left and run in a Southeasterly direction a distance of 25 feet more or less, to the point of beginning of the parcel being excepted.

89 JUN -5 AM 11:15

STATE OF ALA. SHERIFF
I CERTIFY THIS
DOCUMENT WAS FILED

JUDGE OF PROBATE

- | | | |
|------------------|----|-----|
| 1. Deed Tax | \$ | 50 |
| 2. Mtg. Tax | | |
| 3. Recording Fee | | 500 |
| 4. Indexing Fee | | 200 |
| TOTAL | | 750 |

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

HARRISON, CONWILL, HARRISON
& JUSTICE

P. O. Box 557
Columbiana, Alabama 35051

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