

WARRANTY DEED--JOINT TENANCY

4,500

This instrument was prepared by
Steven R. Sears, attorney
11 South Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

James Silva Blair
Rt 2, BX 57
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of ***4,500.00** dollars and other good and valuable consideration, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Emmie M Morgan, of Rt 2, BX 60, Montevallo, AL 35115, do grant, bargain, sell, and convey unto James Silva Blair and wife Esther Ann Dobbs Blair, of Rt 2, BX 57, Montevallo, AL 35115 (herein referred to as grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence where the N line of Alabama Highway 25 crosses the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of $\frac{1}{2}$, Twp 24N, R12E, Shelby County, Alabama, and thence westerly along the said N line of said highway a distance of 218 feet to the W line of Shady Hill Drive; thence run northerly along the said W line of Shady Hill Drive a distance of 420 feet to a point; thence turn a deflection angle of 81°50'13" to the left and run northwesterly a distance of 185 feet to the point of beginning of the property being described; thence continue along last described course a distance of 208 feet to a point; thence turn a deflection angle of 82°19'37" to the right and run northerly a distance of 219.78 feet to an existing steel pin corner; thence turn a deflection angle of 100°30'11" to the right and run southeasterly a distance of 207.85 feet to an existing steel pin corner; thence turn a deflection angle of 79°00'47" to the right and run southerly a distance of 209.67 feet to an existing steel pin corner and the point of beginning, containing 1.0 acre and subject to all agreements, easements, and/or restrictions of record or law.

According to a survey of Joseph E Conn, Jr, APIS #9049, of 16 May 1989.

The conveyed property forms no part of the homestead of the grantor herein. The grantor herein owns other property which does form homestead.

To have and to hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 set my hand and seal, this 02 June 1989.

Witness:

[Signature]

Emmie M Morgan (Seal)
Emmie M Morgan

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Emmie M Morgan, whose name is signed to the foregoing conveyance, and who is (made) 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 02 June 1989.



BOOK 241 PAGE 223

1. Deed Tax	\$	<u>50</u>
2. Mlg. Tax		<u> </u>
3. Recording Fee		<u>5.00</u>
4. Indexing Fee		<u>2.00</u>
TOTAL		<u>7.50</u>

JUDGE OF PROBATE

89 JUN -5 AM 10:58