

Birmingham Title Company, Inc.

514 NORTH 21ST STREET - PHONE 265-224-8383

Birmingham, Alabama 35203

This instrument was prepared by

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(Name) The Offices of Hardy & King
1600 Third Avenue, North
(Address) Bessemer, AL 35020



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - BIRMINGHAM TITLE COMPANY, INC.

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

the sum of \$2975.00 paid in cash and a purchase money mortgage of even date
That in consideration of in the amount of \$12,025.00 DOLLARS

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

GEORGE H. SCHRADER,

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

RONNIE C. MORRISON and his wife, SANDRA B. MORRISON,

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

SHELBY

County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN IN ITS
ENTIRETY. IT IS TO BE NOTED THAT SAID CONVEYANCE IS NOT NOR HAS
IT EVER BEEN THE HOMEPLACE OF THE GRANTOR.

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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, I have hereunto set my hand(s) and seal(s), this 23rd

day of March, 19 89.

WITNESS:

Glenda V. Bush (Seal)

George H. Schrader (Seal)
GEORGE H. SCHRADER

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that George H. Schrader

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 has executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this

23rd

day of March

A. D., 19 89

Glenda V. Bush

Glenda V. Bush

Notary Public

Exhibit "A"

STATE OF ALA. SHERIFF
I CERTIFY THAT
INSTRUMENT WAS FILED

89 JUL -6 PM 1:35

JUDGE OF PROBATE

1. Deed Tax	\$ <u>3.00</u>
2. Mtg. Tax	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>3.00</u>
TOTAL	<u>11.00</u>

COMMENCE AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 15 EAST, RUN THENCE NORTH 88 DEGREES 04 MINUTES 48 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 28 FOR 91.72 FEET; RUN THENCE SOUTH 01 DEGREES 55 MINUTES 12 SECONDS EAST FOR 187.99 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 52 DEGREES 43 MINUTES 52 SECONDS EAST FOR 147.50 FEET; RUN THENCE SOUTH 75 DEGREES 22 MINUTES 38 SECONDS WEST FOR 176.0 FEET MORE OR LESS TO THE MARGIN OF LAY LAKE RUN THENCE IN A NORTHERLY, THEN EASTERLY DIRECTION ALONG SAID MARGIN FOR 250.0 FEET, MORE OR LESS, TO A POINT THAT IS NORTH 52 DEGREES 43 MINUTES 52 SECONDS WEST AND 20 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; RUN THENCE SOUTH 52 DEGREES 43 MINUTES 52 SECONDS EAST FOR 20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
SAID LANDS BEING IN SECTIONS 28 AND 29, TOWNSHIP 24 NORTH, RANGE 15 EAST AND CONTAINING 0.44 ACRES, MORE OR LESS.