

332

This instrument was prepared by

(Name) Jones & Waldrop
(Address) 1009 Montgomery Highway
Birmingham, Al. 35216
#103/89

Send Tax Notice To: Charlie M. Farr
name 301 County Rd. 32
Wilsonville, Al. 35186
address

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty thousand and no/100 (\$80,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William E. Dupree, III and his wife Suzanne S. Dupree

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

Charlie M. Farr and Carol S. Farr

(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 incorporated herein for all purposes.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$64,000 of the above mentioned purchase price was paid for
from a mortgage loan which was closed simultaneously herewith.

BOOK 245 PAGE 750

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 29
day of June, 19 89.

WITNESS:

(Seal)

(Seal)

(Seal)

William E. Dupree III (Seal)
WILLIAM E. DUPREE, III
Suzanne S. Dupree (Seal)
SUZANNE S. DUPREE (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that William E. Dupree, III & his wife Suzanne S. Dupree
whose name s 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 29 day of June A. D., 19 89

Susan C. [Signature]
Notary Public.

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:
Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of said Section 31; thence run South along the East line of said West 1/2 1741.23 feet; thence turn right 90 deg. 53 min. 57 sec. and run West 253.74 feet (field measured) (244.0 feet deed) to an iron pin and the point of beginning; thence continue last course 475.44 feet to a point on the Southeast right of way of Shelby County No. 32; thence turn right 130 deg. 19 min. 02 sec. and run Northeast along said right of way, 188.16 feet; thence turn right 07 deg. 33 min. 19 sec. and run Northeast along said right of way 106.16 feet; thence turn right 09 deg. 38 min. 00 sec. and run Northeast along said right of way 58.41 feet; thence turn right 10 deg. 04 min. 13 sec. and run Northeast along said right of way 83.42 feet; thence turn right 02 deg. 55 min. 32 sec. and run Northeast along said right of way 89.91 feet; thence turn left 03 deg. 55 min. 47 sec. and run Northeast along said right of way 69.20 feet; thence turn right 113 deg. 22 min. 16 sec. and run South 335.40 feet (field measured) (338.0 feet deed) to the point of beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

BOOK 245 PAGE 751

EXHIBIT A

I, CLARENCE B. JONES,
JUDGE OF PROBATE,
CERTIFY THAT THE
INSTRUMENT WAS FILED

89 JUL 11 AM 9:42

Clarence B. Jones
JUDGE OF PROBATE

1. Deed Tax	\$ 16.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	3.00
TOTAL	24.00