

Value of interest conveyed: \$1,000

Executed for curative and division purposes.

SEND TAX NOTICE TO:

366

(Name) Sylvia B. McDonald & Thomas E. McDonald

(Address) 1641 County Road 61 North
Wilsonville, Al. 35186

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 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 and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ernestine Bentley, a widow, Diane B. Ellis, a married woman, Larry L. Bentley, a married man, and Sylvia B. McDonald, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto

Sylvia B. McDonald and husband, Thomas E. McDonald

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

Shelby County, Alabama to-wit:

Beginning at the Northeast corner of S $\frac{1}{2}$ -SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23, Township 20 South, Range 1 West, Shelby County, Alabama and run thence westerly along the North line of said $\frac{1}{2}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section a distance 1318.85 ft. to a point; thence 91 deg. 48 min. 02 sec. right and run 419.53 ft. to a point; thence turn 124 deg. 32 min. 50 sec. left and run 1493.32 ft. to a point; thence turn 43 deg. 59 min. 02 sec. left and run 180.0 ft. to a point; thence turn 111 deg. 42 min. 40 sec. left and run 1286.27 ft. to a point; thence turn 13 deg. 11 min. 49 sec. right and run 1318.26 ft. to a point on the East line of the S $\frac{1}{2}$ -SW $\frac{1}{4}$ -NE $\frac{1}{4}$ of said Section 23; thence turn 92 deg. 45 min. 18 sec. left and run northerly 484.40 ft. to the point of beginning, containing 26.7 acres.

Also, a perpetual easement and right-of-way for ingress and egress and installation of utilities over and along a strip 60 ft. wide being 30 ft. on either side of a centerline described as follows, to-wit: Commence at the Southeast corner of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 23, Township 20 South, Range 1 West, Shelby County, Alabama and run thence westerly along the South line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 23 a distance of 735.36 ft. to a point; thence continue along last described course 2,058.30 ft. to a point 116.89 ft. east of the east right of way line of Shelby County Highway No. 47; thence turn 100 deg. 12 min. 05 sec. right and run 294.32 ft. to a point; thence turn 41 deg. 45 min. 29 sec. left and run 138.88 ft. to a point on the said easterly right of way line of said Highway No. 47; thence turn 44 deg. 50 min. 28 sec. right and run along said right of way line 91.22 ft. to the point of beginning of the center line of said easement; thence turn 93 deg. 09 min. 21 sec. right and run 200 ft. to a point; thence turn 93 deg. 43 min. 8 sec. left and run 300 ft., more or less, to a point on the Southerly boundary of Parcel Number 3 (CONTINUED ON REVERSE SIDE)

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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, we have hereunto set our hand(s) and seal(s), this 7

day of July, 19 89.

WITNESS:

Larry L. Bentley (Seal)
Sylvia B. McDonald (Seal)

Ernestine Bentley (Seal)
Diane B. Ellis (Seal)

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, Ernestine Bentley, a widow; Diane B. Ellis, a married woman; Larry L. Bentley, a married man; and Sylvia B. McDonald, a married woman, a Notary Public in and for said County, in said State, hereby certify that whose names 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 7 day of July, A. D., 19 89

Ernestine Bentley

(CONTINUED FROM FRONT SIDE)

according to the survey of Joseph Conn, Registered Land Surveyor, No. 9049, dated March 7, 1989.

The above described property constitutes no part of the homestead of grantors herein.

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DAVE DEAN, SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JUL 11 PM 1:46

Thomas W. [Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Mtg. Tax	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>5.00</u>
TOTAL	<u>11.00</u>