

SEND TAX NOTICE TO:
William R. Jenkins and/or
Evelyn Jenkins Miller
(Name) RE 1 Box 899- C
(Address) Leeds AL 35094

This instrument was prepared by

(Name) Evelyn Jenkins Miller

(Address) Rt 1 Box 899-C, Leeds AL 35094

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00)

\$35,000.00 DOLLARS

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

WILLIAM R. JENKINS

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

WILLIAM R. JENKINS AND EVELYN JENKINS MILLER

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

SHELBY

County, Alabama to-wit:

Part of the SE 1/4 of the NE 1/4 of Sec. 7, T 18 S, R 1 E, more particularly described as follows: Commence at the NE corner of the NE 1/4 of the SE 1/4 of Sec. 7, T 18 S, R 1 E, and run North 89 degrees 37 minutes West along the North line of said 1/4-1/4 Sec. 277 ft. to the Northwestern R.O.W. of County Road 41 for the point of beginning of the tract herein described; continue along the N line of said 1/4-1/4 sec. a distance of 1263.17 ft.; thence run Northeasterly and parallel with County Road 41 to a point on a line, which line would run parallel with and 175 ft. N of, the N line of the NE 1/4 of the SE 1/4 of Sec. 7, T 18 S, R 1 E; thence run E and parallel with the N line of the NE 1/4 of the SE 1/4 of Sec. 7, T 18 S, R 1 E to the Northwestern R.O.W. line of County Road 41; thence Southwesterly along said County Road R.O.W. to the point of beginning, being 5.07 acres, more or less. Subject to all restrictions of record.

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 24th

day of July, 1989.

WITNESS:

Pamela H. Campbell

(Seal)
I CERTIFY IN
(Seal)

William R. Jenkins

(Seal)

1. Deed Tax \$ 35.00 (Seal)

2. Mig. Tax (Seal)

3. Recording Fee 2.50

4. Indexing Fee 3.00

TOTAL 40.50

STATE OF ALABAMA

Jefferson COUNTY

89 JUL 21 PM 12:16

JUDGE OF PROBATE

I, Cornelia W. Newman

a Notary Public in and for said County, in said State,

hereby certify that William R. Jenkins

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 24th

day of July, A.D. 1989

Cornelia W. Newman

Notary Public