

1204

WARRANTY DEED--JOINT TENANCY

4,000

✓ 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:

Lonnie Clark
Rt 4, BX 71
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of four thousand dollars, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Richard G Anderson, a married man, of 125 Shoshone, Montevallo, AL 35115 and Terry Arnold, a married man, of Hwy 119N, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Lonnie Clark and wife Margaret Frances Hyde Clark, of Rt 4, BX 71, 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 at the NW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of $\frac{1}{2}$ 19, Twp 22S, R3W, Shelby County, Alabama; thence S along the W line of said $\frac{1}{2}$ 19 line for 26.94 feet to a point on the S right of way line of Shelby County Hwy 10; thence N 88°04'30" E along the S right of way of said road for 44 feet to a point; thence S 3°25' E for 280 feet to the point of beginning; thence N 88°00' E for 144.12 feet to a point; thence N 04°14'25" W for 30.02 feet to a point; thence N 88°01'25" E for 239.79 feet to a point; thence S 04°36'45" E for 187.16 feet to a point; thence S 88°20'05" W for 346.12 feet to a point; thence N 18°14'20" W for 161.48 feet back to the point of beginning; being in and a part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, $\frac{1}{2}$ 19, Twp 22S, R3W, Shelby County, Alabama.

According to a survey done July 14, 1989, by Michael T Hammet, Ala Reg No 16161.

The conveyed property forms no part of the homestead of any grantor herein. Each 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 set our hands and seals, this 31 July 1989.

BOOK 249 PAGE 151

Witness:

Darren Sears

Darren Sears

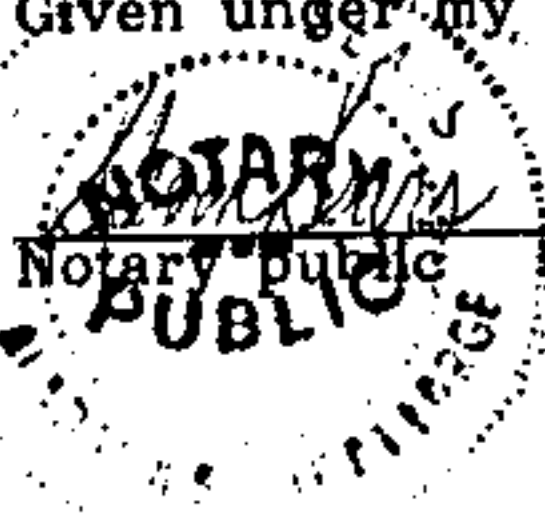
Richard G Anderson (Seal)
Richard G Anderson

Terry Arnold (Seal)
Terry Arnold

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Richard G Anderson and Terry Arnold, both married men,, whose names are signed to the foregoing conveyance, and who are (made) 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 31 July 1989.



My Commission Expires 28 February 1990

BOOK 249 PAGE 152

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JUDGE OF PROBATE

1. L...	4.00
2. M...	
3. Record	8.00
4. Indexing Fee	3.00
TOTAL	13.00