

SEND TAX NOTICE TO:

(Name) Charles B. Stroud & Betty Stroud
 401 Gibson Farm Road
 (Address) Columbiana, Alabama 35051

This instrument was prepared by

1230

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW(Address) COLUMBIANA, ALABAMA 35051

Form I-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 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS
 to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Elbert W. Gibson and wife, Hazel Gibson

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

Charles B. Stroud and wife, Betty Stroud

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

Shelby County, Alabama to-wit:

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 19, and the NE 1/4 of the NE 1/4 of Section 30, all in Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the Southwest corner of the SE 1/4 of SE 1/4 of said Section 19; thence run North along the West line of said 1/4-1/4 a distance of 268.20 feet; thence turn right 92 degrees 56 minutes 23 seconds and run Easterly a distance of 416.54 feet (measured), along a continuation line of Lots 11 and 12 of Clearview Estates, as recorded in Map Book 7, Page 43, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn right 83 degrees 17 minutes 45 seconds and run Southeasterly, a distance of 256.06 feet, along the West boundary line of the lands as described in Real Record 129, Page 941, to a point on the South line of said 1/4-1/4, said point also being the Southwest corner of the lands described in Deed Book 324, Page 933; thence turn right 94 degrees 54 minutes 13 seconds and run Westerly along the South line of said 1/4-1/4 a distance of 187.57 feet; thence turn left 19 degrees 15 minutes 22 seconds and run Southwesterly a distance of 182.41 feet; thence turn right 78 degrees 30 minutes 22 seconds and run Northwesterly a distance of 70.0 feet to a point on the South line of said 1/4-1/4; thence turn left 59 degrees 15 minutes and run Westerly along the South line of said 1/4-1/4, a distance of 42.0 feet to the point of beginning. According to survey of Amos Cory, RLS #10550, dated August 8, 1989.

This deed has been executed for curative purposes.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 24th

day of August, 19 89.

WITNESS:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

(Seal)

(Seal)

89 AUG 30 AM 8:42

1. Deed Tax \$ 1.00

Elbert W. Gibson

(Seal)

2. Mtg. Tax _____

Hazel Gibson

(Seal)

3. Recording Fee \$ 7.50

Elbert W. Gibson

(Seal)

4. Indexing Fee \$ 1.00

Hazel Gibson

(Seal)

TOTAL \$ 7.50

STATE OF ALABAMA JUDGE OF PROBATE
 SHELBY COUNTY

TOTAL \$ 7.50

TOTAL \$ 7.50