

1056

323

STATE OF ALABAMA

WARRANTY DEED

(With Rights of Survivorship)

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Thousand and no/100 Dollars to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Linda Willis Rochester and Mary Frances Willis Newton, herein referred to as Grantors, do grant, bargain, sell and convey unto James E. Morris and Emily J. Morris, herein referred to as Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the N $\frac{1}{2}$ of NW $\frac{1}{4}$, Section 10, Township 21, Range 1 East, described as follows: Commence at the NE corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 10, Township 21, Range 1 East, and run thence West along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 498 feet, more or less, to a ditch; thence Southerly along said ditch to the North right-of-way line of the Southern Railway right-of-way; thence Easterly along the North boundary of said Southern Railway right-of-way to its intersection with the East boundary of NW $\frac{1}{4}$, Section 10, Township 21, Range 1 East; thence run Northerly along the East boundary of said Quarter Section to its intersection with the North boundary of said Quarter Section; run thence Westerly along said Quarter Section to the point of beginning.

There is EXCEPTED from this description the right-of-way for the public highway.

Linda Willis Rochester and Mary Frances Willis Newton are the sole heirs at law and next of kin of E.A. Willis and Mary Lou R. Willis, deceased.

The above described property is not part of Grantors' homestead.

To have and to hold to the said Grantees as joint tenants with right of survivorship.

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.

BOOK 233 PAGE 593

BOOK 256 PAGE 395

10000 King 25th St.
 P.M. 35196

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 21st day of March, 1989.

Linda Willis Rochester
Linda Willis Rochester, individually and as Administratrix of the Estate of Mary Lou Willis, deceased

Mary Frances Newton
MARY FRANCES NEWTON

BOOK 256 PAGE 396

STATE OF ALABAMA
COUNTY OF CLAY

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that Mary Frances Newton whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed same voluntarily on the day it bears date.

Given under my hand and seal this 21st day of March, 1989.

Rita G. Anderson
NOTARY PUBLIC

BOOK 233 PAGE 594

STATE OF ALABAMA
COUNTY OF CLAY

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that Linda Willis Rochester, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed same voluntarily on the day it bears date.

Given under my hand and seal this 21st day of March, 1989.

Rita G. Anderson
NOTARY PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
89 APR -6 AM 11:22

Thomas A. Sanderson, Jr.
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Re - Recorded
89 SEP 14 AM 11:04

Thomas A. Sanderson, Jr.
JUDGE OF PROBATE

1. Notary Fee 1.00
2. Notary Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 7.00

5.00 Rec
3.00 Ind
1.00 NOTARY
1.00 Cert.
10.00