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This instrument was prepared by  
(Name) ANTHONY D. SNABLE, ATTORNEY  
2700 HIGHWAY 280 SOUTH, STE. 101-W  
(Address) BIRMINGHAM, ALABAMA 35223

Send Tax Notice To: ROBERT K. FLAYHART  
name  
6268 CAHABA VALLEY ROAD  
BIRMINGHAM, ALABAMA 35242  
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA  
JEFFERSON COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THREE THOUSAND AND NO/100 (\$63,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
HERSHEL DAILEY AND WIFE, JO ANN DAILEY  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
ROBERT K. FLAYHART AND LAURIE L. FLAYHART  
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
SHELBY County, Alabama to-wit:

FOR LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A"

SUBJECT TO AD VALOREM TAXES FOR THE CURRENT TAX YEAR.  
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.  
MINERAL AND MINING RIGHTS EXCEPTED.

\$ 71,051.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY A MORTGAGE LOAN  
CLOSED SIMULTANEOUSLY HEREWITH.

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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 13TH day of OCTOBER, 19 89

WITNESS:  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
HERSHEL DAILEY  
JO ANN DAILEY

STATE OF ALABAMA  
JEFFERSON COUNTY  
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that HERSHEL DAILEY AND WIFE, JO ANN DAILEY whose name 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 13TH day of OCTOBER A. D., 19 89

Return to:  
Anthony D. Snable, Attorney  
2700 Highway 280 South, Suite 101-W  
Birmingham, Alabama 35223

Anthony D. Snable  
My commission expires: 10/21/91  
Notary Public.

EXHIBIT "A"

DESCRIPTION OF PROPERTY

A parcel of land located in the SW 1/4 of NW 1/4 of Section 7, Township 19 South, Range 1 West being more particularly described as follows:

Beginning at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 7, Township 19 South, Range 1 West; thence Easterly along the South line of said quarter 765.69 feet to the West right of way line of Alabama Highway #119; thence Northeasterly along said West right of way line with an interior angle of 123 degrees 27 minutes 160.0 feet to the true point of beginning of the hereafter described parcel; thence continue along said West right of way line 136.82 feet; thence Northwesterly at right angles 148.86 feet; thence Southwesterly with an interior angle of 82 degrees 09 minutes 138.11 feet; thence Southeasterly with an interior angle of 97 degrees 51 minutes 130.0 feet to the true point of beginning. Less and except from above parcel, rights of ways for public roads as shown on map of Nevinshire Village, as recorded in Map Book 11, page 29 in the Office of the Judge of Probate of Shelby County, Alabama.

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

89 NOV -2 AM 11:33

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

	NO TAX COLLECTED
1. Deed Tax -----	\$
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 5 00
4. Ind. Tax Fee -----	\$ 3 00
5. Notary Fee -----	\$ 1 00
6. Certified Stamp Fee --	\$ 1 00
<b>Total -----</b>	<b>\$ 10 00</b>

*Marshal Dailey*  
*J. Ann Dailey*