

SEND TAX NOTICE TO:

(Name) Sandra Praytor  
 Post Office Box 47  
 (Address) Sterrett, Alabama 35147

This instrument was prepared by

1283

(Name) Mike T. Atchison, Attorney  
 Post Office Box 822  
 (Address) Columbiana, Alabama 35051

Form 1-1-5 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 FOUR THOUSAND FIVE HUNDRED DOLLARS AND NO/100----- DOLLARS

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

Tracy Patmalnee, a married woman

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

E. H. McClendon, Fay McClendon and Sandra Praytor

(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 Section 27, Township 19 South, Range 1 East, more particularly described as follows:

Begin for the point of beginning of the parcel of lands herein conveyed at the NW corner of that certain parcel of land conveyed to Robert E. Waldrip and wife, Elva P. Waldrip by Oris Alexander and husband, Leonard Alexander as that parcel of land is described in that certain deed recorded in Deed Book 309, Page 999, in the Probate Office of Shelby County, Alabama; thence run in a Westerly direction along the South right of way line of Old Highway 280 a distance of 220 feet; thence turn an angle to the left and run in a Southerly direction a distance of 35 feet parallel to the West line of the Waldrip property; thence turn an angle to the left and run in an Easterly direction 40 feet parallel with the South right of way line of Old Highway 280; thence turn an angle to the right and run in a Southerly direction parallel with the West line of the Waldrip property a distance of 115 feet; thence turn an angle to the left and run in an Easterly direction parallel with the South right of way line of Old Highway 280 a distance of 180 feet more or less to the point of intersection with the West line of the Waldrip property; thence turn an angle to the left and run in a Northerly direction along the West line of the Waldrip property a distance of 150 feet more or less to the point of beginning. Situated in the NW 1/4 of the NE 1/4 of Section 27, Township 19, Range 1 East, Shelby County, Alabama. THIS PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.

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 25th

day of September, 19 89

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

Tracy Patmalnee (Seal)  
 Tracy Patmalnee

89 NOV 21 AM 9:16 (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Tracy Patmalnee

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September, A. D., 19 89

Samona S. Wilder

BOOK 267 PAGE 60

Deeds TAX 4.50  
 Rec 2.50  
 Insp 3.00  
 Cert 1.00  
 11.00