

SEND TAX NOTICE TO:

927

(Name) _____

(Address) _____

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(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 TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS, AND THE EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$52,500.00.

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

Bernard A. Louden and wife, Maurine Floyd Louden

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

Elizabeth Ann Louden Crowson and husband, Gary C. Crowson

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

Shelby

County, Alabama to-wit:

Commence at the NE corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, Township 21 South, Range 1 East; thence run South along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 509.15 feet; thence turn an angle of 91 deg. 14 min. 17 sec. to the right and run a distance of 748.52 feet to point of beginning; thence continue in the same direction a distance of 903.30 feet to the East right of way line of Shelby Co. Hwy. No. 61; thence turn an angle of 118 deg. 54 min. 25 sec. to the right and run along said right of way line a distance of 203.09 feet to a 6"x6" conc. post, P.C. Station 441 plus 46.1; thence continue along said right of way line, being a curve (whose Delta angle is 12 deg. 13 min. 42 sec. to the left, Radius is 3,838.14 feet, Tangent distance is 411.15 feet, length of arc is 819.15 feet) to a 6"x6" conc. post and the P.T. of said curve; thence continue along said right of way a distance of 360.36 feet; thence turn an angle of 77 deg. 11 min. 07 sec. to the right and run a distance of 714.05 feet; thence turn an angle of 103 deg. 04 min. 15 sec. to the right and run a distance of 766.45 feet; thence turn an angle of 4 deg. 56 min. 24 sec. to the left and run a distance of 267.86 feet; thence turn an angle of 00 deg. 15 min. 18 sec. to the left and run a distance of 238.33 feet to the point of beginning. Situated in the S $\frac{1}{2}$ of NW $\frac{1}{4}$ and the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama.

EXCEPT that lot sold to John W. Campbell and Patricia Campbell by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 288, page 369. ALSO EXCEPT lot sold to Braxton Templin and Lillie W. Templin as described in Deed Book 206, page 266, in the Probate Office of Shelby County, Alabama. ALSO EXCEPT that portion sold to Alabama Power Company as described in Deed Book 243, page 657 in said Probate Office.

There is also excepted herefrom the following described property, to-wit: Commence at a point on the South boundary line of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 12, Township 21, Range 1 East, which said point is 78 feet West of the SE corner of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and which said point is (CONTINUED ON REVERSE SIDE)

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 15th

day of November, 19 89.

WITNESS:

Genevieve Brasher (Seal)

Walter Brasher (Seal)

____ (Seal)

Bernard A. Louden (Seal)
Bernard A. Louden

Maurine Floyd Louden (Seal)
Maurine Floyd Louden

____ (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bernard A. Louden and wife, Maurine Floyd Louden whose name s 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 15th day of November, A.D., 19 89

P.O. Box F.
Wilcoxville

A

Shelby Co. Seal
My Commission Expires April 11, 1990

on the East right of way line of the Montgomery Public road, and run thence North 16 deg. East along said road right of way a distance of 580 feet to point of beginning of the property herein described; thence continue North 16 deg. East along said road right of way a distance of 145 feet to a point, which said point is on the Southernmost corner of the lot which was conveyed to Braxton Templin and Lillie W. Templin by deed dated November 21, 1959, and recorded in Deed Book 206, page 266, in the Probate Records of Shelby County, Alabama; thence turn to the right and run East 30 deg. North a distance of 150 feet along the Southern boundary of said lot which was so conveyed to Braxton Templin and Lillie W. Templin; thence run South 16 deg. West and parallel with the Easterly right of way line of said highway a distance of 145 feet to a point; thence turn to the right and run a distance of 150 feet to the point of beginning, containing 1/2 acres, more or less and being a part of the SE 1/4 of NW 1/4 of Section 12, Township 21, Range 1 East.

SIGNED FOR IDENTIFICATION:

Bernard A. Louden
Bernard A. Louden

Maurine Floyd Louden
Maurine Floyd Louden

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

89 DEC 14 PM 3:56

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ <u>1.50</u>
2. Mig. Tax -----	\$ <u>0.00</u>
3. Recording Fee -----	\$ <u>5.00</u>
4. Indexing Fee -----	\$ <u>3.00</u>
5. Notary Fee -----	\$ <u>0.00</u>
6. Certified Stamp Fee --	\$ <u>7.00</u>
Total -----	\$ <u>9.50</u>

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RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.