

This instrument was prepared by

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Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and no/100----- DOLLARS

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

Patsy McCartney and husband, Earl McCartney

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

Richard B. Munkus and Dorothy J. Munkus

(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 located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$, thence North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ 256.27 feet to a point on the North right of way line of the Southern Railroad and the point of beginning of the property being described, thence continue along last descibed course 277.28 feet to a point on the South right of way line of a Shelby County Road, thence 71 degrees, 22 minutes, 15 seconds left to tangent along and contiguous with said right of way line 385.88 feet, thence 106 degrees, 18 minutes, 15 seconds from tangent 371.64 feet to a point on the North right of way line of the Southern Railroad; thence 103 degrees 31 minutes, 45 seconds left along and contiguous with the said North right of way line of railroad 378.25 feet to the point of beginning, containing 2.20 acres, and being marked on the corners by iron pins, less and except a 30' right of way for a road, described as follows:

SEE REVERSE SIDE FOR REMAINDER OF DESCRIPTION

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this _____ day of December, 19 89.

WITNESS:

_____ (Seal)

Patsy McCartney (Seal)
Patsy McCartney
Earl McCartney (Seal)
Earl McCartney (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patsy McCartney and husband, Earl McCartney whose names 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 December, A. D., 19 89

Paula D. Seale
Notary Public.

Form 31-A

My Commission Expires August 14, 1993

705 Carl Hamer Lake Rd.
Birmingham, AL 35244

Commence at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama, thence North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ 256.27 feet to a point on the north right of way line of the Southern Railroad right of way, thence 90 degrees 07 minutes left to tangent along and contiguous with said right of way line 201.83 feet; thence 109 degrees, 49 minutes, 45 seconds, tangent to tangent and along a curve to the left having a radius of 3,157.59 feet and a central angle of 3 degrees, 31 minutes, 193.80 feet, thence along a curve to the right having a radius of 183.58 feet and a central angle of 30 degrees, 18 minutes, 45 seconds, 97.12 feet to a point on the south right of way line of a Shelby County Road, thence left and along the South right of way line of said road 32.58 feet, thence 68 degrees, 48 minutes left to tangent and along a curve to the left having a radius of 213.58 feet and a central angle of 26 degrees 38 minutes, 99.28 feet; thence along a curve to the right having a radius of 3,127.59 feet and a central angle of 3 degrees 43 minutes, 15 seconds 203.11 feet to a point on the north right of way line of the Southern Railroad, thence easterly along the said north right of way line of railroad 31.89 feet to the point of beginning.

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

90 JAN -4 PM 1:41

Thomas P. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 3.00
	\$ 5.00
	\$ 3.00
	\$ 1.00
	\$ 12.00

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

\$

This form furnished by

HARRISON, CONWILL, HARRISON

& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

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