

This instrument was prepared by

327

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 Fifty-three Thousand Five Hundred and no/100 DOLLARS

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

E.R. Elliott, a married man and Betty L. Elliott, his wife

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

Hue Van Le and Julie Phan Le

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

Shelby

County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" for legal description of subject property.

\$43,000.00 of the purchase price recited above was paid by mortgage executed simultaneously herewith.

GRANTEES' ADDRESS:

6345 Farley Ln

Birmingham, AL 35242

The property described in attached Exhibit "A" does not constitute any part of the Grantor's homestead.

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, I have hereunto set my hands(s) and seal(s), this 3rd day of January, 1990.

WITNESS:

(Seal)

(Seal)

(Seal)

E.R. Elliott (Seal)  
E.R. Elliott

Betty L. Elliott (Seal)  
Betty L. Elliott

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E.R. Elliott, a married man and Betty L. Elliott, his wife, 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 3rd day of January, A. D., 1990

Form 31-A



William R. Justice  
Notary Public

Exhibit "A"

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All that part of the land lying North of the Old Glaze Ferry Road of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 28, Township 19 South, Range 3 East, more particularly described as follows: From a point on the Old Glaze Ferry Road where the property of Edward C. Glaze property and the McGraw property line intersect above said road on said West Line of the W $\frac{1}{2}$  of NW $\frac{1}{4}$ ; thence Southeast along the North side of said road a distance of 269.69 feet; thence right 0 deg. 29 min. 44 sec. to the tangent of a curve to the right having a radius of 1481.22 feet an arc distance of 343.57 feet; thence right 1 deg. 20 min. 28 sec. to the tangent of a curve to the left having a radius of 2866.74 feet and arc distance of 424.91 feet; thence left 99 deg. 40 min. 07 sec. from the tangent of said curve a distance of 234.56 feet; thence right 76 deg. 51 min. 35 sec. to the West Bank of the Coosa River a distance of 93.70 feet; thence left 82 deg. 07 min. 14 sec. along the West Bank of said River a distance of 642.34 feet; thence left 111 deg. 54 min. 10 sec. a distance of 1211.83 feet, more or less to the West line of Section 28, Township 19 South, Range 3 East; thence left 72 deg. 07 min. 34 sec. and along said West line a distance of 167.52 feet to the point of beginning; being situated in Shelby County, Alabama.

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

90 JAN -5 PH 2:05

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

1. Deed Tax -----	\$ 53.50
2. -----	
3. -----	\$ 5.00
4. -----	3.00
5. -----	
6. -----	1.00
Total -----	\$ 62.50