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THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

James M. Tingle
900 Park Place Tower
2001 Park Place North
Birmingham, AL 35203

Mr. & Mrs. John H. Pierce
1496 Montgomery Highway
Vestavia, AL 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Thousand and NO/100 Dollars (\$120,000.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, EMMETT D. BATES, III, a married man, (herein referred to as grantor) do grant, bargain, sell and convey unto JOHN H. PIERCE and wife, LINDA L. PIERCE, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

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All that part of the South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ lying South of Montevallo Road, and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 23, Township 18 South, Range 1 East, described as follows: Beginning at the SW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23 go South 89° 16' 56" East along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 1345.57 feet to an existing iron pin and the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North 00° 21' 24" East along the East boundary of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the East Boundary of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 23 for 1892.91 feet to the South Boundary of the Montevallo Road; thence six (6) courses along said South Boundary as follows: go North 72° 43' 40" West for 249.40 feet; thence South 82° 27' 56" West for 115.68 feet to a point on a curve to the right, said curve having a central angle of 43° 40' 54" and a radius of 65.00 feet; thence Westerly along said curve for 49.56 feet to the point of tangent; thence North 87° 45' 16" West for 590.12 feet to the beginning of a curve to the left, said curve having a central angle of 24° 14' 37" and a radius of 235.00 feet; thence Westerly along said curve for 99.44 feet to the point of tangent; thence South 68° 00' 06" West for 272.39 feet to the West boundary of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 23 thence South 00° 36' 35" West along the West boundary of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the West boundary of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 23 for 1822.95 feet to the Point of Beginning.

The above described property does not constitute the homeplace of the Grantor.

\$98,000.00 of the above described purchase price was paid from a mortgage loan closed simultaneously herewith.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said

premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

3rd IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of January, 1990.

WITNESS:

Paula Perry

Emmett D. Bates (SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EMMETT D. BATES, III, a married man, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of January 1990.

Paula K. Perry
NOTARY PUBLIC

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 JAN 15 AM 8:35

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 22.00
2.	
3.	5.00
4.	3.00
5.	
6.	1.00
7.	
8.	
9.	
10.	
Total	\$ 31.00