

SEND TAX NOTICE TO:

(Name) Daniel C. Gano, Jr.
(Address) P.O. Box 719 Columbiana, AL
35051

1223

This instrument was prepared by

(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 Forty-Six Thousand and no/100 (\$46,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jimmy W. Jones and wife, Licia S. Jones

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

Daniel C. Gano, Jr. and Deborah L. Gano

(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 situated in the North 1/2 of the NW 1/4 of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SE corner of the NW 1/4 of the NE 1/4 of said Section 36 and run in a Westerly direction a distance of 2155.55 feet to a 1 1/2" iron bar found; thence turn right 91 degrees 43 minutes 08 seconds in a Northerly direction a distance of 507.33 feet; thence left 91 degrees 32 minutes 00 seconds in a Westerly direction a distance of 202.96 feet to an iron pin and the point of beginning; thence continue last course a distance of 101.67 feet to an iron pin found; thence turn right 91 degrees 32 minutes 00 seconds in a Northerly direction a distance of 185.00 feet to a point on the Southerly right-of-way of Shelby County Highway #78 (Mooney Road); thence turn right 90 degrees 26 minutes 31 seconds in an Easterly direction along said right-of-way a distance of 101.64 feet; thence turn right 89 degrees 33 minutes 29 seconds leaving said said right-of-way a distance of 181.50 feet to the point of beginning. According to Survey of Amos Cory, R.L.S. #10550, dated October 13, 1986. Situated in Shelby County, Alabama.

Subject to taxes for 1990 and subsequent years.

\$ 16,000.00 of the above recited purchase price was paid from a mortgage recorded 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 (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 hand(s) and seal(s), this 15th

day of January 19 90

WITNESS:

STATE OF ALA. SHELBY CO. 90
I CERTIFY THIS
INSTRUMENT WAS FILED

Deed TAX 30.00
Fee 3.50
Reg 3.00
Cert 1.00
36.50
90 JAN 17 PM 3:16
Judge of Probate

Jimmy W. Jones (Seal)
Licia S. Jones (Seal)
Licia S. Jones (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jimmy W. Jones and wife, Licia S. Jones 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 January A. D., 19 90