

1816

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) JAMES R. MONCUS, JR., ATTORNEY

(Address) 1318 ALFORD AVENUE, SUITE 102

BIRMINGHAM ALABAMA 35226

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$182,300.00)

That in consideration of ONE HUNDRED EIGHTY TWO THOUSAND THREE HUNDRED AND NO/100 DOLLARS

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

MARY JOAN PARKER GHOLSON, AN UNMARRIED WOMAN

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

JAMES L. LOPER AND SUSAN L. LOPER

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

County, Alabama to-wit:

FOR LEGAL DESCRIPTION SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

\$120,000.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

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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 hand(s) and seal(s), this 22ND day of JANUARY, 1990

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Mary Joan Parker Gholson (Seal)
MARY JOAN PARKER GHOLSON

_____(Seal)

_____(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

THE UNDERSIGNED

I, _____, a Notary Public in and for said County, in said State, hereby certify that MARY JOAN PARKER GHOLSON, AN UNMARRIED WOMAN whose name IS signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22ND day of JANUARY, A. D., 1990

EXHIBIT "A"

PARCEL I:

Begin at the Southwest corner of the Northwest Quarter of Southeast Quarter of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said Quarter - Quarter for a distance of 190.02 feet to the center line of a public road; thence turn an angle to the right of 66 degrees 29 minutes 26 seconds and run in a Northeasterly direction along the center line of said road a distance of 79.46 feet to the Point of Commencement of a curve to the left having a central angle of 42 degrees 41 minutes 36 seconds (total curve angle being 58 degrees 29 minutes) and a radius of 210.0 feet; thence continue along the arc of said curve a distance of 150.48 feet; thence turn an angle to the right (angle being measured from chord of last described curve) of 68 degrees 39 minutes 12 seconds (said line being radial to said curve) and run in a Southeasterly direction a distance of 381.69 feet; thence turn an angle to the right of 66 degrees 13 minutes and run in a Southerly direction a distance of 200.00 feet to its intersection with the South line of said Quarter - Quarter; thence turn an angle to the right of 92 degrees 37 minutes 36 seconds and run in a Westerly direction along the South line of said Quarter - Quarter a distance of 531.00 feet to the Point of Beginning.

Less and Except from the above any portion that may be located in any dedicated roadway.

Said property being the same property designated as Parcel A, as shown on a survey entitled "Resurvey of Parcels B-1 and B-2 Residential Subdivision, as recorded in Map Book 8, page 8, in the Probate Office of Shelby County, Alabama.

PARCEL II:

A parcel of land in the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 19 South, Range 2 West, lying South of Indian Crest Drive and East of Valley View Drive.

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

90 JAN 25 AM 11:42

Thomas A. Brundage, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ 62.50
2. Notary Fee -----	
3. Recording Fee -----	
4.	5.00
5.	3.00
6.	1.00
Total -----	\$ 71.50