

THIS INSTRUMENT PREPARED BY:

1,000.
Fred Hall
2615 BM Montgomery Street
Homewood, Alabama 35209

B'ham

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP

SAWYER-ANNISTON

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS***DOLLARS

to the undersigned grantor FRED HALL, A SINGLE MAN, AND RUTH JACKSON, A SINGLE WOMAN

in hand paid by DOLL TANNIEHILL, A SINGLE WOMAN, AND JIMMY HUFF, A SINGLE MAN

the receipt whereof is acknowledged WE the said GRANTORS

do HEREBY grant, bargain, sell and convey unto the said GRANTEES

as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY

County, Alabama, to wit:

Commence at the SW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1 Township 21 S, Range 3 West, Shelby Co., Al; thence run North 108 feet; thence run East 375 feet; thence run South 15 feet to POB. Thence continue South 93 feet to South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run East along said $\frac{1}{4}$ - $\frac{1}{4}$ line 350 feet to the West ROW of Liberty Church Road. Thence run Northeasterly along said ROW 85 feet; thence run Northwesterly 400 feet more or less to POB.

GRANTEE ADDRESS: 509 REGAL DRIVE
ALABASTER, AL 35007

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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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all encumbrances.

heirs, executors and administrators, covenant lawfully seized in fee simple of said premises;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 and seal,
this 31st day of October, 1989.

WITNESSES:

James Walter
Dunlap

Fred Hall (Seal.)
Fred Hall
Ruth Jackson (Seal.)
Ruth Jackson
(Seal.)

STATE OF ALABAMA,
WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

State of Alabama

SHELBY

County

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that FRED HALL AND RUTH JACKSON 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 31st

day of

October, 1989.

JANUARY 24, 1993

MY COMMISSION EXPIRES:

Notary Public.

State of Alabama

County

I, a NOTARY PUBLIC in and for said County, in said State, hereby certify that on the day of 19 came before me the within named known to me (or made known to me), to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of her husband.

In witness whereof, I hereunto set my hand, this

day of

A.D. 19

Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 FEB -9 AM 9:29

JUDGE OF PROBATE

1. Deed Tax	1.00
2. Mtg. Tax	1.00
3. Recording Fee	5.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	10.00