

TITLE NOT EXAMINED

Value \$12,000



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) J. Michael Joiner, Joiner and Kramer

(Address) P.O. Box 1012, Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable considerations DOLLARS

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

Deborah K. Edmondson, a married woman

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

Gregory N. Edmondson and wife, Deborah K. Edmondson

(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 in the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama; described as follows:

Commence at the Northeast corner of said 1/4 - 1/4 Section, thence run South along the East line of said 1/4 - 1/4 and the West line of the Kenton Brant Nickerson Subdivision, as recorded in Map Book 3, Page 53, in the Office of the Judge of Probate, Shelby County, Alabama, a distance of 838.5 feet to the point of beginning, thence turn right 89 deg. 52 min. 47 sec. and run Westerly a distance of 125.00 feet, thence turn left 62 deg. 33 min. 00 sec. and run Southwesterly a distance of 344.70 feet, thence turn left 120 deg. 58 min. 20 sec. and run Easterly a distance of 283.83 feet to a point on the centerline of 3rd Court Southwest and the East line of said 1/4 - 1/4, thence turn left 86 deg. 21 min. 27 sec. and run North along the East line of said 1/4 - 1/4 and west line of said Kenton Brant Nickerson Subdivision a distance of 288.45 feet to the Point of Beginning. Containing 1.4 acres, more or less.

Mineral and mining rights excepted.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

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 6th

day of February, 1990

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 FEB -9 PM 3:35

JUDGE OF PROBATE

(Seal)

Deborah K. Edmondson

(Seal)

(Seal)

(Seal)

1. Deed Tax \$10.00 (Seal)

2. Mtg. Tax \$

3. Recording Fee \$250

4. Indexing Fee \$250

5. No Tax Fee \$

6. Certified Fee \$100

Total \$1000

STATE OF ALABAMA

SHELBY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah K. Edmondson, a married 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 6th day of February, A.D., 1990

Ernie F. Hanse