

632

WARRANTY DEED--JOINT TENANCY

1,000

This instrument was prepared by
Steven R. Sears, attorney
11 South Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 865-1211
without benefit of title evidence.

Please send tax notice to:

James Dison Seagle
2337 25th St W
Birmingham, AL 35208

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Lorene Roman, of Rt 4, BX 341, Montevallo, AL 35115, do grant, bargain, sell, and convey unto my daughter and son in law James Dison Seagle and wife Evelyn Roman Seagle, of 2337 25th St W, Birmingham, AL 35208 (herein referred to as grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the E $\frac{1}{4}$ of the W $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of $\frac{1}{2}$, Twp 22S, R4W located N of Shelby County Highway 10, more particularly described as: Commence at the NW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of $\frac{1}{2}$, Twp 22S, R4W, and run E 330 feet to the point of beginning: Thence S $\pm$ 365 feet to the N margin of the right of way of Shelby County Highway 10; thence $\pm$ 181 feet easterly along said right of way; thence turn left an interior angle of 154° and run $\pm$ 474 feet to the N boundary of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of $\frac{1}{2}$, Twp 22S, R4W; thence W $\pm$ 244 feet to the point of beginning, containing $\pm$ 2.01 acres.

It is the intent of this instrument to convey a lot for homebuilding located on Shelby County 10 just W of the grantor's homestead, whether or not correctly described above.

The conveyed property forms no part of the homestead of any grantor herein. Each grantor herein owns other property which does form homestead.

Source of title: a warranty deed executed 20 January 1941 to O H Roman recorded 20 September 1941 at deed book 110, page 386 of the Shelby County Probate Records; and a warranty survivorship deed to O H Roman and wife Lorene Roman executed 05 February 1981 and recorded 09 February 1981 at deed book 331, page 68 of the Shelby County Probate Records.

O H Roman died 26 June 1987 a resident of Shelby County Alabama.

This deed divides property by family members of a family estate, and is excepted from subdivision plat requirements by $\frac{1}{2}$ 2.09(3) of the Shelby County Subdivision Regulations.

To have and to hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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And we do for ourselves and for our 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 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 set our hands and seals, this 09 March 1990.

Witness:

Steven Sears

Lorene Roman (Seal)
Lorene Roman

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Lorene Roman, whose name is signed to the foregoing conveyance, and who is (made) 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 09 March 1990.

Edna L. L. L.
Notary public

My Commission Expires September 16, 1991

1. Deed Tax	-----	\$ 1.00
2. Mtg. Tax	-----	\$
3. Recording Fee	-----	\$ 5.00
4. Indexing Fee	-----	\$ 3.00
5. No Tax Fee	-----	\$
6. Certified Fee	-----	\$ 1.00
Total	-----	\$ 10.00

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

90 MAR -9 PM 1:38

J. Thomas W. Williams, Jr.
JUDGE OF PROBATE