

1908

Prepared by: Trimmier and Associates, P.C. 22 Inverness Center Parkway,
Suite 210, Birmingham, Alabama 35242

Send Tax Notice To: Jo Ann Harrell and Dorothy C. Watts
2433 Coronada Drive, Birmingham, AL 35226

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand and 00/100 Dollars (\$15,000.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), Lucille Mize, an unmarried woman, and Myrna Taylor, a married woman, herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, Jo Ann Harrell, an unmarried woman and Dorothy C. Watts, an unmarried woman (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL II.

ALSO, BEGIN AT THE NORTHEAST CORNER OF LOT 1, BENSON'S CAMP, AS RECORDED IN MAP BOOK 4, PAGE 28, PROBATE COURT, COLUMBIANA, SHELBY COUNTY, ALABAMA, THENCE EASTERLY ALONG THE PROJECTION OF SAID LOT 1, 50.20 FEET TO A POINT, THENCE 90 DEGREES 0 MINUTES RIGHT 15.0 FEET TO THE WATER LINE OF WAXAHATCHEE CREEK SLOUGH, THENCE SOUTHWESTERLY ALONG SAID WATER LINE OF SAID SLOUGH 39.26 FEET, MORE OR LESS, TO THE POINT ON THE WATER LINE OF LOT 1 AS PROJECTED, THENCE WESTERLY ALONG SAID PROJECTED LINE 41.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, THENCE 91 DEGREES 42 MINUTES RIGHT 50.0 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

The purchase price of \$15,000.00 includes additional property sold to Grantees herein on this date and filed simultaneously herewith.

The above described property does not represent the homestead of the Grantors.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

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 said GRANTEES, their heirs and assigns, that I(we) am(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(we) have hereunto set my(our) hand(s) and seal(s), this 23rd day of April, 1990.

RECORDING FEES

Recording Fee \$ 2.50

Index Fee 3.00

TOTAL 5.50

STATE OF ALABAMA 21.36
COUNTY OF SHELBY)

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

90 APR 27 PM 2:11

JUDGE OF PROBATE

Lucille Mize (SEAL)
Lucille Mize

Myrna Taylor (SEAL)
Myrna Taylor

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lucille Mize, an unmarried woman, and Myrna Taylor, a married woman, 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 foregoing conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd day of April, 1990.

My Commission Expires: 11-19-90

[Signature]
Notary Public

Attest: [Signature]