

This deed has been made without the examination of the title to the property herein described.

1374
SEND TAX NOTICE TO:

(Name) David F. Montgomery & Vivian A. Montgomery

(Address) Rt. 1, Box 65-C
Columbiana, AL 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 Rev. 5/88

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS
AND THE EXCHANGE OF PROPERTIES

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

Dale D. New and wife, Esther New

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

David F. Montgomery and wife, Vivian A. Montgomery

(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 1

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, T-19-S, R-1-W, thence run North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 30.00 feet to the point of beginning, thence continue North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 189.50 feet, thence turn an angle of 115 deg. 50 min. 25 sec. to the left and run a distance of 119.41 feet, thence turn an angle of 72 deg. 55 min. 49 sec. to the left and run a distance of 83.94 feet, thence turn an angle of 90 deg. 00 min. to the right and run a distance of 12.00 feet, thence turn an angle of 90 deg. 00 min. to the left and run a distance of 12.00 feet, thence turn an angle of 90 deg. 00 min. to the left and run a distance of 12.00 feet, thence turn an angle of 90 deg. 00 min. to the right and run a distance of 45.00 feet, thence turn an angle of 82 deg. 27 min. 17 sec. to the left and run a distance of 86.00 feet, to the point of beginning. Situated in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 26, T-19-S, R-1-W, Shelby County, Alabama.

PARCEL 2

Surface rights only to the following described parcel of land containing 3.00 acres and located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 19 South, Range 1 West, said lot described as follows: Commence at the Southwest corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section, thence run North along the West $\frac{1}{4}$ - $\frac{1}{4}$ line 6.02 feet to the point of beginning, thence continue last course 361.98 feet, thence turn right 57 deg. 29 min. 15 sec. and run Northeast 174.75 feet to a point on the southwest right-of-way of Williamson Road on a clockwise curve having a delta angle of 30 deg. 34 min. 00 sec. and a radius of 783.14 feet, thence run along the arc of said curve 417.80 feet, thence continue tangent to said curve 95.90 feet, thence turn right 105 deg. 11 min. 28 sec. and run west 403.41 feet to the point of beginning. Subject to reservations, exceptions, and encumbrances as stated in those

(CONTINUED ON REVERSE SIDE)

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 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, we have hereunto set our hand(s) and seal(s), this 19th day of June, 19 90.

WITNESS:

(Seal)

(Seal)

(Seal)

Dale D. New (Seal)
Dale D. New
Esther New (Seal)
Esther New (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, _____ the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Dale D. New and wife, Esther New

whose name s 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 19th day of June, A. D., 19 90

Carroll M. Fowler Jr.

certain deeds recorded in Real Book 64, Page 962 and Deed Book 273, Page 27 in the Office of the Judge of Probate of Shelby County, Alabama. This parcel of land is conveyed subject to any public road rights of way, transmission line permits, easements and rights of way of record or in use, and ad valorem tax lien for the current year.

SIGNED FOR IDENTIFICATION:

Dale D. New
Dale D. New

Esther New
Esther New

BOOK 296 PAGE 714

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

90 JUN 19 PM 3:05

William H. Montgomery, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 40.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. W. Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 49.00

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.