

523

SEND TAX NOTICE TO:

(Name) Wayne Cruce
1200 Delta Street
(Address) Bessemer, Al 350

This instrument was prepared by

(Name) Shirley Parker
1330 Suncrest Road Bessemer, Ala 35020
(Address) _____

Form 1-1-5 Rev. 5/82
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 Six Hundred, Fifty and NO/100 DOLLARS

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

Jeannette Champion Williams

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

Wayne J. Cruce

Jimmy Ray Cruce

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Beginning at a point which is North 447.8 feet and East 50.14 feet from the SW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 7, Township 21 South, Range 2 East, thence North 78 deg. 12' East 200.00 feet; thence left 87 deg. 37' 83.28 feet; thence left 92 deg. 23' 203.50 feet; thence left 90 deg. 00' 83.21 feet to the point of beginning, such described land containing 0.39 acres.

There is also conveyed to grantee, his heirs, successors and assigns, the right to use the present boat launching site of the grantor on Lay Lake for the purpose of launching boats for their private use, together with the right to fish from the bank of Lay Lake on property now owned by grantor.

BOOK 306 PAGE 172

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, I have hereunto set my hand(s) and seal(s), this 21

day of August, 19 90

WITNESS:

1	Notary Fee	\$	1.00	
2	State Seal Fee	\$		
3	County Seal Fee	\$	2.50	(Seal)
4	Notary Seal Fee	\$	3.00	
5	Notary Seal Fee	\$		
6	Notary Seal Fee	\$	1.00	(Seal)
Total		\$	7.50	(Seal)

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

90 AUG 21 AM 8:51

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby COUNTY

I, Ophelia R. Kyatt, a Notary Public in and for said County, in said State,

hereby certify that Jeannette Champion Williams
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 21st day of August, A. D., 19 90

