

2233

This instrument was prepared by

Send Tax Notice To: Groundwater Properties, Inc.  
name

(Name) Wayne Glasscock, Vice President

address

(Address) Union State Bank, 3449 Lorna Rd. B'ham, Al.

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars-----(10.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Graco Resources, Inc., an Alabama corporation

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

Groundwater Properties, Inc., an Alabama corporation

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

Shelby County, Alabama County, Alabama to-wit:

The East Half of all that part of the East Half of the Northeast Quarter of the Northeast Quarter, Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, which lies North of the New U.S. Highway 280 right of way,

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Taxes due in year 1990, not yet due and payable;
- and
2. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 104, Page 459; and Deed Volume 11, Page 138; and Deed Volume 190, Page 297.

Taxes have been paid on mortgage filed herewith.

1. Deed Tax	NO TAX COLLECTED
2. L&T Tax	0.00
3. Recording Fee	2.50
4. Indexing Fee	2.00
5. H&T Tax Fee	1.00
6. Certified Fee	1.00
Total	7.50

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 16th day of August, 19 90.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED (Seal)  
90 AUG 30 AM 9:50 (Seal)  
(Seal)

STATE OF ALABAMA  
Jefferson COUNTY  
JUDGE OF PROBATE

General Acknowledgment

I, \_\_\_\_\_ the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Stanley L. Graves 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August A. D., 19 90

Union State Bank

Dana P. Duffin  
Notary Public