

2430
SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) J. Michael Joiner

(Address) PO Box 1012, Alabaster, AL 35007

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 Eleven Thousand Five Hundred and 00/100 (\$11,500.00)----- DOLLARS

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

Allen O. Logan and wife, Lynda G. Logan

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

Gerald W. Cummings and wife, Jimmy Ruth Cummings

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

Shelby County, Alabama to-wit:

A parcel of land in the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said 1/4 1/4 Section; thence run South along the East line of said 1/4 1/4 Section a distance of 1126.95 feet; thence turn right 86 deg. 21 min. 27 sec. and run Westerly a distance of 506.24 feet to a point in the Southern Natural Gas right-of-way; thence turn right 77 deg. 07 min. 27 sec. and run Northwesterly a distance of 70.45 feet to the point of beginning; thence continue last described course distance of 207.74 feet; thence turn left 65 deg. 27 min. 01 sec. and run Southwesterly 61.56 feet to a point on the Easterly right-of-way of Shelby County Highway #264, said point being on a clockwise curve having delta angle of 03 deg. 59 min. 59 sec. and a radius of 2904.80 feet; thence turn left 63 deg. 35 min. 38 sec. to tangent and run along the arc of said curve a distance of 202.78 feet; thence turn left 114 deg. 13 min. 47 sec. from tangent and run Southeasterly a distance of 211.43 feet to the point of beginning; being situated in Shelby County, Alabama.

Containing 0.6 acres more or less. 26,136 square feet, net 15, 136 net more or less.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

Mineral and mining rights excepted.

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 OUT hand(s) and seal(s), this 30th

day of August, 19 90

WITNESS:

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

90 SEP -4 AM 10:50

STATE OF ALABAMA
Shelby JUDGE OF PROBATE
COUNTY

Allen O. Logan (Seal)
Lynda G. Logan (Seal)

1. Deed Fee \$ 14.50
2. Notary Fee \$ 3.50
3. Recording Fee \$ 3.00
4. Tax \$ 1.00
TOTAL \$ 78.00

I, J. Michael Joiner, a Notary Public in and for said County, in said State,

hereby certify that Allen O. Logan and wife, Lynda G. Logan

whose name 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 30th day of August, A. D., 19 90