

RE-RECORD TO SHOW EXHIBIT "A"

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Norman M. West, Jr.

(Name) J. Dan Taylor

(Address) Rt. 2, Box 396 A
Calera, Al. 35040

(Address) 3021 Lorna Road, Birmingham, Al. 35216

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS

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

CECIL A. BOULER, and wife, SHELIA W. BOULER

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

NORMAN M. WEST, JR. and wife, CHERYL DELANE WEST

(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 situated in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 21 South, Range 2 West, in Shelby County, Alabama, and more particularly described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ section; thence North along the East line thereof of a distance of 337.13 feet; thence left 88 degrees, 18 minutes 22 seconds left and run West 552.55 feet; thence 89 degrees, 19 minutes, 26 seconds right, and run North 196.74 feet to the point of beginning; thence 88 degrees, 49 minutes 12 seconds left and run West 370.0 feet; thence 88 degrees, 49 minutes, 12 seconds and run North 199.99 feet; thence 91 degrees, 41 minutes, 02 seconds right and run East a distance of 370.0 feet; thence 88 degrees, 18 minutes, 58 seconds right and run South 196.74 feet to the point of beginning. Situated in Shelby County, Alabama

Together with an easement for ingress and egress as described on the attached Exhibit "A".

Subject to easements, restrictions and Rights of Way of Record

\$75,900.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

1. Deed Tax	<u>4.00</u>
2. Mtg. Tax	<u>0.00</u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>3.00</u>
5. No Tax Fee	<u>0.00</u>
6. Certified Fee	<u>1.00</u>
Total	<u>10.50</u>

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 herunto set our hand(s) and seal(s), this 21st

day of February, 19 90

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

90 MAR 14 PM 12:03

STATE OF ALABAMA
JEFFERSON COUNTY

I, J. DAN TAYLOR

a Notary Public in and for said County, in said State, hereby certify that CECIL A. BOULER, and wife, SHELIA W. BOULER

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 21st day of February, A. D., 19 90

J. DAN TAYLOR

ary Public

EXHIBIT "A"

Commence at the Southeast corner of said quarter-quarter Section; thence run North along the East line thereof for a distance of 337.13 feet; thence left 88 degrees, 18 minutes, 22 seconds and run West 552.55 feet; thence right 89 degrees, 19 minutes, 26 seconds and run North 196.74 feet to the point of beginning of the eastern boundary line of the easements granted hereby; thence run North 759.74 feet, more or less, to the south line of an existing road right-of-way being the termination point of the eastern boundary line of the easements granted hereby; the line herein described is the eastern boundary line of each of the easements granted hereby and each easement is 20 feet wide and lies immediately West of the above described eastern boundary line.

NO TAX COLLECTED

1	Doc. No.	\$
2		\$
3		\$ 5.00
4		\$ 5.00
5		\$ 1.00
6		\$ 1.00
Total		\$ 10.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 SEP 20 PM 12:25

John P. Henderson, Jr.
JUDGE OF PROBATE