

Prepared by: Trimmer and Associates, P.C. 22 Inverness Center Parkway,
Suite 210, Birmingham, Alabama 35242

Send Tax Notice To: Jane L. Muir and William C. Muir
Route 2, Box 697, Shelby, Alabama 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Two Thousand Five Hundred Dollars and NO/100 (\$52,500.00) Dollars to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), MILDRED L. BOLTON, AN UNHARRIED WOMAN (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, JANE L. MUIR AND HUSBAND, WILLIAM C. MUIR (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

BEGIN AT THE SOUTHERNMOST CORNER OF LOT 11 - SHELBY SHORES, MAP OF WHICH IS RECORDED IN MAP BOOK 4, PAGE 75, IN THE SHELBY COUNTY PROBATE OFFICE; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWEST BOUNDARY OF THAT CERTAIN LAND CONVEYED TO ROBERT F. MCCLEROY AND WIFE, LOHNER F. MCCLEROY BY SHELBY SHORES, INC. BY DEED DATED MAY 28, 1963 (RECORDED IN DEED BOOK 225, PAGE 551, IN SAID PROBATE OFFICE) TO A POINT ON THE SOUTHWEST BOUNDARY OF RIVER DRIVE 30.00 FEET SOUTHWEST OF THE NORTHWEST CORNER OF SAID LOT 11; THENCE LEFT 88 DEG. 23 MIN. 15 SEC. IN A SOUTHWESTERLY DIRECTION ALONG SAID SOUTHEAST BOUNDARY 100.0 FEET; THENCE LEFT 86 DEG. 22 MIN. IN A SOUTHEASTERLY DIRECTION 215.00 FEET; THENCE LEFT 90 DEG. 47 MIN. 15 SEC. IN A NORTHEASTERLY DIRECTION 120.00 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

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 said GRANTEES, their heirs and assigns, that I(we) am(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(we) have hereunto set my(our) hand(s) and seal(s), this 3rd day of OCTOBER, 1990, SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

90 OCT -8 PM 12:13

STATE OF ALABAMA)
COUNTY OF SHELBY)

JUDGE OF PROBATE

Mildred L. Bolton (SEAL)
MILDRED L. BOLTON

\$250
2.50
3.00
1.00

\$9.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MILDRED L. BOLTON, AN UNHARRIED WOMAN whose name(s) 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 foregoing conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand this 3rd day of OCTOBER, 1990.

My Commission Expires: 11-19-90

Notary Public