

1344

SEND TAX NOTICE TO:

7.00

(Name) Christian Sturges Spencer
48 Weldon St.
(Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

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 Two 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,

Katie Weldon Toffel, a married woman

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

Christian Sturges Spencer and wife, Judith Karen Rehn Spencer

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

Shelby County, Alabama to-wit:

ALL MY UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED LAND:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama; thence run South 87 degrees 04 minutes 39 seconds West, 769.56 feet; thence South 8 degrees 00 minutes East 329.09 feet to the point of beginning; thence continue along same course 133.88 feet; thence South 81 degrees 35 minutes West 180.65 feet; thence North 2 degrees 23 minutes 18 seconds West 134.62 feet; thence North 81 degrees 35 minutes East, 167.48 feet to the point of beginning.

According to survey of Barton F. Carr, RLS #16685, dated July 6, 1990.

Situated in Shelby County, Alabama.

1. Dead Tax ----- \$ 52
2. Mfg. Tax ----- \$ 250
3. Recording Fee ----- \$ 250
4. Indexing Fee ----- \$ 250
5. No. Tax Fee ----- \$ 100
6. Certified Fee ----- \$ 100
Total ----- \$ 700

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

90 NOV 19 PM 3:46

JUDGE OF PROBATE

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HER SPOUSE.

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 4th day of September, 19 90.

WITNESS:

Linda S. Lusher (Seal)

Katie Weldon Toffel (Seal)
Katie Weldon Toffel (Seal)

STATE OF ALABAMA

COUNTY }

MY COMMISSION EXPIRES JULY 10, 1993

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Katie Weldon Toffel 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 4th day of September, A.D., 19 90

Catherine B. Kimberlin