

SEND TAX NOTICE TO:

(Name) Hwy 55 Box 322 Herrett, AP
35147
(Address) 500.00

This instrument was prepared by

(Name) VERNON N. SCHMITT, ATTORNEY AT LAW

(Address) P. O. BOX 521, LEEDS, AL 35094

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 ONE AND NO/100-----(\$1.00)-----DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
ANNIE LEE McCAY, and unmarried person, and HOWARD OWEN McCAY

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

✓ HOWARD OWEN McCAY and wife, VICKIE L. McCAY,

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

Shelby

County, Alabama to-wit:

Beginning at the SW corner of the NE 1/4 of the NE 1/4 of Section 18, T 18 S, R 2 E, running North 200 feet; thence along West line North 2 deg. West 216 feet; thence East 2 deg. North 237 feet; thence North 2 deg. West 105 feet; thence East 2 deg. North 618 feet; which is the point of beginning of the lands herein conveyed; thence South 315 feet; thence West 140 feet; thence North 315 feet; thence East 2 deg. North 140 feet to point of beginning, containing one acre, more or less;

The grantors herein also grant unto the grantees, their heirs and assigns, the right to use a road leading from Highway 55, or Highway 27, across lands formerly owned by O. J. Shaw and wife, Annie Ruth Shaw, in which is reserved a 35 foot right-of-way for said road, to the above-described property.

ALSO

BOOK 321 PAGE 945
All that portion of the following described parcel which lies NW of a diagonal line connecting the NE corner and the SW corner of the following described parcel: A lot or parcel of land situated in the NE 1/4 of the NE 1/4 of Section 18, T 18 S, R 2 E, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said 1/4-1/4 Section and run North along the West line a distance of 200.0 feet; thence run North 2 deg. 00' West a distance of 216.0 feet; thence run North 88 deg. 00' East a distance of 237.0 feet; thence run North 2 deg. 00' West a distance of 105.0 feet; thence run North 88 deg. 00' East a distance of 600.5 feet to the point of beginning; thence continue along same line a

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 OUR hand(s) and seal(s), this 14th

day of September, 1990

WITNESS:

(Seal)

(Seal)

(Seal)

Annie Lee McCay

Annie Lee McCay

(Seal)

(Seal)

Howard Owen McCay

HOWARD OWEN McCAY

(Seal)

STATE OF ALABAMA
SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Annie Lee McCay and Howard Owen McCay whose names 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 14th day of September, A. D. 1990

distance of 293.5 feet to the West R.O.W. of a paved public road, known as Shelby County Road No. 55; thence run South 3 deg. 00' West along said road a distance of 105.0 feet; thence run South 88 deg. 00' West a distance of 282.8 feet; thence run North 2 deg. 00' West a distance of 105.0 feet to the point of beginning.

The grantors herein reserve unto Annie Lee McCay, one of the Grantors herein, a life estate in subject property.

Howard Owen McCay, Grantor herein, is one and the same Howard Owen McCay, Grantee in those certain deeds recorded in Book 288, Page 275, and Book 352, Page 667, in the office of the Judge of Probate of Shelby County, Alabama.

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

90 DEC 13 AM 10:29

JUDGE OF PROBATE

1. Dead Tax	1.50
2. Mtg. Tax	1.00
3. Recording Fee	3.00
4. Indexing Fee	3.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	9.50

BOOK 321 PAGE 946

RETURN TO

ANNIE LEE MCCAY AND

HOWARD OWEN MCCAY

TO

HOWARD OWEN MCCAY AND WIFE,

VICKIE L. MCCAY.

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
TITLE Insurance
BIRMINGHAM, ALA.