

1015

\$500.00



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Judy Sellers(Address) 121 Shady Lane, Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

Shelby COUNTYThat in consideration of One and no/100 (\$1.00) DOLLARS

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

Audis N. Crumpton and wife, Lillian Crumpton

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

Darrell Sellers and Judy Sellers

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

Shelby

County, Alabama to-wit:

With the rights to ingress and Egress along a 30.0' feet wide Easement for a roadway., with its centerline being described as follows; Commence at the Southwest corner of the S.W. 1/4 of the N.W. 1/4 of Section 23, Township 21 South, Range 3 West., thence run easterly and along the south line for 129.37' feet., thence turn 124°04'00" to the left for 306.46 feet., thence turn 79°26'00" to the left for 44.13' feet to a point in the centerline of said 30.0' feet easement and the point of beginning., Thence turn 97°36'12" to the right and run northerly and along said centerline for 94.11' feet., thence turn 04°55'21" to the right and continue northerly and along said centerline for 319.51' feet to a point on the southerly right of way of Shady Lane., being a public roadway and its end.

BOOK 322 PAGE 580

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

90 DEC 18 AM 10:05

Thomas A. Stansell
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 10thday of December, 1990.

WITNESS:

1. Deed Tax	\$	<u>50</u>
2. Mfg Tax	\$	
3. Recording Fee	\$	<u>3.50</u>
4. Indexing Fee	\$	<u>3.50</u>
5. No Tax	\$	
6. Certified Fee	\$	<u>1.00</u>
Total	\$	<u>7.00</u>

(Seal)

(Seal)

(Seal)

Audis N. Crumpton (Seal)
Lillian Crumpton (Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Audis N. Crumpton & Lillian Crumpton whose name I 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 10th day of December, A.D., 1990Emme Stansell

Notary Public