

817

SEND TAX NOTICE TO:

(Name)

Marsha Harper

(Address)

4301 Hwy 22 Lot 17
Bolee TEL. PK.
Montevallo, AL 35115

This instrument was prepared by

(Name) Betty Lawley

(Address) Montevallo, AL

Form 1-1-3 Rev. 1/82

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 Three Thousand Five Hundred and no/100----- DOLLARS

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

Betty J. Turner Sneed and Una V. Turner

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

Marsha Harper

(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 SE corner of the NW1/4, NW1/4, NE1/4, Section 11, Township 24 North, Range 12 East, Shelby County, and run Westerly along South line of said 1/4, 1/4, 1/4, a distance of 431 feet to the point of beginning of parcel herein described; thence continue Westerly along said South line of said 1/4, 1/4, 1/4, a distance of 237 feet more or less to an iron pin at a point on the West line of said 1/4, 1/4, 1/4, being the SW corner of the NW1/4, NW1/4, NE1/4, Section 11, Township 24 North, Range 12 East, Shelby County. Thence turn right and run Northerly along the West boundary line of said 1/4, 1/4, 1/4, a distance of 142 feet to a point; thence turn an angle of 95 deg. 26 min. and run Easterly parallel to the South boundary of said 1/4, 1/4, 1/4, a distance of 379 feet, more or less, to a point on the NW boundary of the Vanacore parcel. Thence turn right and run Southwesterly along the NW boundary of said Vanacore parcel a distance of 188 feet, more or less to the point of beginning of parcel herein described. Said parcel consisting of one acre all situated in the NW1/4, NW1/4, NE1/4, section 11, township 24 North, Range 12 East, Shelby County, Alabama

1. Deed Tax	3.50
2. Misc. Tax	2.50
3. Notary Fee	3.00
4. Recording Fee	7.00
5. State Tax	0.00
6. County Tax	0.00
Total	16.00

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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 8th dayday of May, 1991.

WITNESS:

Betty J. Turner Sneed (Seal)

Betty J. Turner Sneed

Una V. Turner (Seal)

Una V. Turner

Una V. Turner (Seal)

Una V. Turner

STATE OF ALABAMA }
COUNTY }I, Betty Lawley, a Notary Public in and for said County, in said State,hereby certify that Betty J. Turner Sneed & Una V. Turnerwhose names are signed to the foregoing conveyance, and who are known to me, acknowledged before meon 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 8thday of MayA.D. 1991