

2359

SEND TAX NOTICE TO:

(Name) Norman V. Ashcraft
329 Chilton Co Rd 137
(Address) Calera, AL 35040

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 One Hundred Twenty-Two Thousand and no/100 (\$122,000.00)----- DOLLARS

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

Janell Alexander, a married woman

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

Norman V. Ashcraft and wife, Sharon Spielman Ashcraft

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

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

\$ 83,773.74 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

\$ 38,226.26 of the above recited purchase price was paid from a second mortgage recorded simultaneously herewith.

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 30th day of May, 19 91.

WITNESS:

(Seal)

(Seal)

(Seal)

Janell Alexander (Seal)
Janell Alexander (Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Janell Alexander, a married woman 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 30th day of May, A. D., 19 91

Mike T. Atchison

BOOK 346 PAGE 04

Mike A

EXHIBIT "A"

LEGAL DESCRIPTION:

PARCEL B:

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 7, Township 24 North, Range 13 East, and run North 465.00 feet; thence turn 18 degrees 00 minutes 00 seconds left and run 55.00 feet; thence turn 80 degrees 30 minutes 00 seconds right and run 86.90 feet; thence turn 93 degrees 35 minutes 15 seconds left and run 71.05 feet to the point of beginning; thence continue along last described course 21.26 feet; thence turn 81 degrees 21 minutes 27 seconds left and run 141.99 feet; thence turn 90 degrees 00 minutes 11 seconds right and run 3.60 feet; thence turn 90 degrees 00 minutes 11 seconds left and run 8.00 feet; thence turn 89 degrees 59 minutes 49 seconds left and run 3.60 feet; thence turn 89 degrees 59 minutes 49 seconds right and run 30.19 feet to the South right of way line of Shelby County Road No. 18; thence turn 50 degrees 50 minutes 38 seconds left and run 27.12 feet; thence turn 129 degrees 09 minutes 33 seconds left and run 204.49 feet to the point of beginning. According to survey of Gary R. Smith, RLS #6740, dated January 29, 1991.

PARCEL C:

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 7, Township 24 North, Range 13 East and run North 465.00 feet; thence turn 18 degrees 00 minutes 00 seconds left and run 55.00 feet to the point of beginning; thence turn 80 degrees 30 minutes 00 seconds right and run 86.90 feet; thence turn 93 degrees 35 minutes 15 seconds left and run 71.05 feet; thence turn 81 degrees 21 minutes 38 seconds left and run 204.49 feet to the South right of way line of Shelby County Road No. 18; thence turn 50 degrees 50 minutes 27 seconds left and run along said right of way line 18.00 feet to the East right of way of Alabama Highway No. 155, being a point on a curve to the right having a central angle of 0 degrees 48 minutes 14 seconds and a radius of 5754.30 feet; thence along the arc of said curve 80.74 feet; thence turn 70 degrees 17 minutes 42 seconds left from extended chord and run 106.57 feet to the point of beginning. According to survey of Gary R. Smith, RLS #6740, dated January 29, 1991.

SIGNED FOR IDENTIFICATION:

Janell Alexander
Janell Alexander

BOOK 346 PAGE 05

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN -5 AM 7:55

William C. Snowling, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED

1	Dead Tax	0.00
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
Total		15.00