

This instrument was prepared by
(Name) JAMES R. KRAMER
(Address) P.O. BOX 1012 ALABASTER, AL 35007

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Send Tax Notice To: JAMES R. AND LYNETTE KRAMER
name
P.O. Box 404
Alabaster, Al 35007
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY ONE THOUSAND FOUR HUNDRED AND 00/100 (\$21,400.00) DOLLARS

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

E.E. AND NELLIE PICKETT
(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES R. KRAMER AND WIFE, LYNETTE KRAMER
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

BOOK 347 PAGE 960

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, and run easterly 129.59' to an existing iron for the point of beginning; thence right 0 deg., 28 min, 49" and run 120.00 feet; thence left 93 deg. 16' 45" and run 220.25 feet; thence left 83 deg. 05 ft. 05" and run 270.0 feet; thence left 127 deg. 59' 53" and run 287.12 feet to the point of beginning containing 1.0 acres plus or minus.

Also, Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, and run easterly 129.59 feet to an existing iron; thence left 123 deg. 50' 54" and run 287.13 feet to the point of beginning; thence continue along last described course 19.03 feet; thence right 127 deg. 59' 53" and run 463.35 feet to a point at the Southwesterly most corner of an existing easement recorded in Book 291, page 809 being an existing iron; thence continue along south line of said easement 35.0 ft. thence right 154 deg. 25' 35" and run 35.97 feet; thence right 25 deg. 38' 21" and run 454.21 feet to the point of beginning.

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 13 day of MAY JUNE, 1991

WITNESS:

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

91 JUN 13 AM 10:29

STATE OF ALABAMA JUDGE OF PROBATE

Shelby COUNTY

E. E. Pickett (Seal)
E.E. Pickett

Nellie Pickett (Seal)
Nellie Pickett

General Acknowledgment

21.00
2.50
3.00
1.00
28.00

I, _____, a Notary Public in and for said County, in said State, hereby certify that E.E. Pickett and wife, Nellie Pickett whose name SEE 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 13 day of May JUNE A. D., 1991

Paul S. Pike
Notary Public