

1513

This instrument was prepared by CONWILL, JUSTICE & JOHNSON
Harrison, Conwill, Harrison & Justice
 P. O. Box 557
 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

STATE OF KENTUCKY
Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- 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, (herein

H. L. Martin

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

James Jackson and Nadine Jackson

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

Shelby _____ **County, Alabama to-wit:**

The North 35 feet of even width of the following described property:
A parcel of land containing 0.86 acre, more or less, located in the E $\frac{1}{2}$ of
the NE $\frac{1}{4}$ of Section 10, Township 19 South, Range 2 East, described as
follows:

follows:
Commence at the NE corner of said Section 10; thence run South along the East line of said Section 10 a distance of 1691.87 feet; thence turn right 90 deg. 00 min. 00 sec. a distance of 849.87 feet to the point of beginning; thence turn left 34 deg. 03 min. 29 sec. a distance of 208.41 feet; thence turn left 91 deg. 27 min. 45 sec. a distance of 205.38 feet; thence turn left 97 deg. 58 min. 33 sec. a distance of 191.06 feet; thence turn left 75 deg. 44 min. 01 sec. a distance of 174.60 feet to the point of beginning.

The above described property is not part of Grantor's homestead.

GRANTEE'S ADDRESS:

Vincent, Alabama 35178

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, I have hereunto set my hands(s) and seal(s), this 21
 day of August, 19 91.

WITNESS:

STATE OF ALA. SHERIFF LA.
I CERTIFY THIS
INSTRUMENT WAS FILED
20 JAN 10: 28

91 SEP 23 AM 10:28

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that H. L. Martin

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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 24 day of August A. D., 1991.

General Acknowledgment

| | | | |
|------------------|----|-------------|-------------|
| 1. Deed Tax | \$ | <u>1.00</u> | (Seal) |
| 2. Mtg. Tax | \$ | <u>0.00</u> | |
| 3. Recording Fee | \$ | <u>2.50</u> | |
| 4. Indexing Fee | \$ | <u>3.00</u> | |
| 5. No Tax Fee | \$ | <u>0.00</u> | |
| 6. Certified Fee | \$ | <u>1.00</u> | |
| Total | | \$ | <u>7.50</u> |

Notary Public