

422

SEND TAX NOTICE TO: EDMUND P. BLACKWELL
161 CHESTNUT LANE
MAYLENE, AL 35114

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

\$ 500.00 Cons

KNOW ALL MEN BY THESE PRESENTS:

That in Consideration of One Dollar and to clear title to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, Albert L. Weber and wife, Marilyn H. Weber; Meint J. Huesman, a married man; Charlotte Washington Poe Hardwick, a married woman; Paul H. Blackwell, Jr., a married man; Edmund P. Blackwell, Sr. and wife, Lynda B. Blackwell, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto Edmund P. Blackwell, Sr., and Lynda B. Blackwell (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 382 PAGE 699

A part of Tract 1, according to the survey of Chestnut Glen Estates, as recorded in Map 13, Page 77, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:
Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 4 West; thence run Northwarly along the West line of said 1/4-1/4 for a distance of 46.74 feet to the SW corner of Lot 27, according to the Map of Chestnut Glen, Phase II, as recorded in Map Book 13, Page 17, in Probate Office; thence turn an angle to the right of 89 degrees 04 minutes 33 seconds and run along the South line of said Lot 27, for a distance of 275.14 feet to the point of beginning; thence continue along the last described course for a distance of 330.57 feet to the SE corner of said Lot 27, said point being the point of beginning of a curve to the left having a central angle of 31 degrees 28 minutes 08 seconds and a radius of 66.0 feet; thence run along the arc of said curve for a distance of 36.25 feet; thence turn an angle to the right of 61 degrees 15 minutes 37 seconds as measured from chord for a distance of 147.19 feet; thence turn an angle to the left of 44 degrees 36 minutes 06 seconds for a distance of 365.48 feet; thence turn an angle to the right of 89 degrees 04 minutes 33 seconds for a distance of 244.92 feet; thence turn an angle to the right of 90 degrees 55 minutes 27 seconds for a distance of 500.0 feet to the point of beginning.

THIS DEED IS GIVEN TO CORRECT ANY DISCREPANCIES IN THE DESCRIPTIONS CONTAINED IN THOSE CERTAIN DEEDS RECORDED IN REAL RECORD 164, PAGE 150; REAL RECORD 164, PAGE 152; REAL RECORD 164, PAGE 154; AND REAL RECORD 164, PAGE 156, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The grantees and grantors in this conveyance do further hereby agree that they will construct a road leading from Chestnut Lane in a Southerly direction across Part of Tracts 3 and 4, according to survey of Chestnut Glen Estates, as recorded in Map Book 13, Page 77, in the Probate Office of Shelby County, Alabama, as was formerly agreed to verbally by the parties hereto. Said road shall be built to specifications agreeable to all the parties herein, and the expense of such road shall be borne by all the parties to this conveyance and agreement.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR OF THEIR RESPECTIVE SPOUSES.

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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 in 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 10th day of July, 1989.

Albert L. Weber
Albert L. Weber

Meint J. Huesman
Meint J. Huesman

Marilyn H. Weber
Marilyn H. Weber

Albert L. Weber
by: Albert L. Weber, as
attorney-in fact by the Power
of Attorney recorded in Real
Record 024, Page 359, in the
Probate Office of Shelby
County, Alabama.

Charlotte Washington Pige Hardwick
Charlotte Washington Pige Hardwick

Edmund P. Blackwell, Sr.
Edmund P. Blackwell, Sr.

Paul H. Blackwell, Jr.
Paul H. Blackwell, Jr.

Lynda B. Blackwell
Lynda B. Blackwell

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State hereby, certify that ALBERT L. WEBER and wife, MARILYN H. WEBER, whose names 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 July, 1989.

Janet F. Pearson
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that ALBERT L. WEBER, whose name as Attorney in Fact for Meint J. Huesman, 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, in his capacity as such Attorney in Fact.

Given under my hand and official seal, this 10th day of July, 1989.

Janet F. Pearson
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that CHARLOTTE WASHINGTON POE HARDWICK, 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 10th day of July, 1989.

Janet H. Paison
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that EDMUND P. BLACKWELL, SR. and wife, LYNDIA B. BLACKWELL, whose names 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 July, 1989.

Notary Public

Janet H. Paison

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that PAUL H. BLACKWELL, a married man, 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 10th day of July, 1989.

Janet H. Paison
Notary Public

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

92 JAN 13 PM 2:25

JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mig. Tax	\$ 1.50
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 17.00