

Prepared by Earl C. Bloom, Jr., Attorney  
1001 City Federal Building  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
C. W. and Frankie D. Fulgham  
815 King Street  
Helena, Alabama 35080

STATE OF ALABAMA)

SHELBY COUNTY )

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty-Two Thousand and No/100 (\$22,000.00) Dollars to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, SYLVIA JEAN BOATRIGHT COLEMAN, SHELIA GAY BOATRIGHT COFER, WILLIAM E. BOATRIGHT, JR., and JIMMY S. BOATRIGHT, (herein referred to as Grantors) being all of the heirs at law of William E. Boatright and wife, Rose Mary Wilson Boatright, who died intestate on November 23, 1976 and August 19, 1977, respectively, do grant, bargain, sell and convey unto C. W. FULGHAM AND WIFE, FRANKIE D. FULGHAM (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A portion of land located in the NW 1/4 of NW 1/4, Section 22, Township 20 South, Range 3 West, more particularly described as follows: Commence at the SW corner of Mrs. Bell Flowers lot, run thence South along East boundary of a public road a distance of 213 feet to point of beginning; thence continue along same line and said road boundary a distance of 137.0 feet to the center line of a ditch; thence turn an angle to the left of 84 degrees 00 minutes in a Southeasterly direction along said ditch center line a distance of 193.21 feet; thence turn an angle to the left of 96 degrees 00 minutes in a Northerly direction for a distance of 118.27 feet; thence turn an angle to the left of 78 degrees 33 minutes in a Northwesterly direction for a distance of 196.05 feet to point of beginning. According to the survey of Robert W. Ray, dated December 23, 1964.

Except as follows:

1. Ad valorem taxes for the year 1992 which are a lien but not yet due or payable.
2. Transmission line permit to Alabama Power Company recorded in Deed Book 118, Page 585, and Deed Book 163, Page 422, in the Probate Office of Shelby County, Alabama.
3. Drainage easement and any rights incident thereto in the ditch along South boundary of said property.

The property conveyed herein is not the homestead of any of the Grantors.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 25<sup>th</sup> day of June, 1992.

Sylvia Jean Boatright Coleman (Seal)      Shelia Gay Boatright Cofer (Seal)  
Sylvia Jean Boatright Coleman      Shelia Gay Boatright Cofer

William E. Boatright, Jr. (Seal)      Jimmy S. Boatright (Seal)  
William E. Boatright, Jr.      Jimmy S. Boatright

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, Joy M. Feenker, a Notary Public in and for said State of Alabama at Large, hereby certify that Sylvia Jean Boatright Coleman, Shelia Gay Boatright Cofer, William E. Boatright, Jr., and Jimmy S. Boatright, the Grantors in the above and foregoing conveyance, 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 25<sup>th</sup> day of June, 1992.

Inst # 1992-13799  
Notary Public

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02:26 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 NCD 33.00