

This Instrument Prepared By:
Theresa A. Tkacik
Attorney at Law
2162 Highway 31 South
Pelham, Alabama 35124

Inst # 1993-12478

Send Tax Notice To: Mary K. Glodt
23 Carlson Road
Wilsonville, Alabama 35186

05/04/1993-12478
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty Thousand Dollars and No/100's (\$30,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, JIMMIE LOU BOYLES, a married woman, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto MARY K. GLODT and KATHERINE M. ROTHE, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the SE corner of the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 1 East, thence run West along the South line of said 1/4-1/4 Section a distance of 440.13 feet; thence turn an angle of 90 deg. 02 min. to the right and run North a distance of 50.00 feet to the point of beginning; thence in the same direction a distance of 240.00 feet; thence turn an angle of 89 deg. 58 min. to the right and run East a distance of 181.50 feet; thence turn an angle of 90 deg. 02 min. to the right and run South a distance of 240.00 feet; thence turn an angle of 89 deg. 58 min. to the right and run West a distance of 181.50 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

Also an easement for the purpose of a roadway described as follows: Commence at the SE corner of the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 1 East; thence run West along the South line of said 1/4-1/4 Section a distance of 86.02 feet, to the NW right of way line of Alabama Highway No. 25; and the point of beginning; thence continue West along the South line of said 1/4-1/4 Section a distance of 354.11 feet; thence turn an angle of 90 deg. 02 min. to the right and run North a distance of 50.00 feet; thence turn an angle of 89 deg. 58 min. to the right and run East a distance of 440.00 feet to the East line of the NW 1/4 of the SW 1/4; thence turn an angle of 90 deg. 02 min. to the right and run South along said 1/4-1/4 Section line a distance of 19.60 feet to the NW right of way line of said Alabama Highway No. 25; thence turn an angle of 70 deg. 32 min. to the right and run along said right of way line a distance of 91.23 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

The above described property does not constitute to homestead of the Grantor nor her spouse.

Transmission line permit to Alabama Power Company as recorded in Deed Book 230, Page 121, and Deed Book 230, Page 120, in the Shelby County Probate Office.

Easement to Town of Wilsonville, as recorded in Deed Book 203, Page 347, in the Shelby County Probate Office.

Subject to easements, restrictions, covenants, right of ways, and encumbrances of record, if any there be.

Subject to rights of other in and to the use of the easement described herein.

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

\$27,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Mike A

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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees (whether one or more) their heirs and assigns, that I am lawfully seised in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees (whether one or more), their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this the 27th day of April, 1993.

Jimmie Lou Boyles Seal
Jimmie Lou Boyles

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JIMMIE LOU BOYLES, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my and official seal this the 27th day of April, 1993.

Theresa A. Haskins
Notary Public
MY COMMISSION EXPIRES SEPTEMBER 19, 1994
My Commission Expires:

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