

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557
Columbiana, Alabama 35051

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1993-21886

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 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

R. E. Osborn and wife, Ramona Gay Osborn
herein referred to as grantors) do grant, bargain, sell and convey unto

Barry Keith Osborn and Frankie C. Osborn

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

Shelby County, Alabama to-wit:

Commencing at the Southeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 19 South, Range 1 East, the point of beginning of the property herein described; proceed North 02 deg. 29 min. East 440.00 feet to a point; thence South 90 deg. 00 min. West 400.00 feet to a point; thence South 02 deg. 29 min. West 440.00 feet to a point; thence North 90 deg. 00 min. East 400.00 feet to the point of beginning. Said property is located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 19 South, Range 1 East, and contains 4.04 acres, more or less.

ALSO, a thirty foot easement for an access drive into said property described as follows: Commencing at the Southeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 19 South, Range 1 East, proceed South 90 deg. 00 min. West 400.00 feet to a point; thence North 02 deg. 29 min. East 257.88 feet to the point of beginning of the easement herein described. The easement is to be fifteen feet either side of, perpendicular from and parallel to the following described centerline; From said point of beginning proceed North 77 deg. 19 min. West 124.28 feet to a point; thence North 89 deg. 41 min. West 179.91 feet to a point; thence North 70 deg. 06 min. West 100.26 feet to a point; thence North 17 deg. 36 min. West 119.74 feet to a point; thence

CONTINUED ON REVERSE SIDE

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, we have hereunto set OUR hands(s) and seal(s), this _____ day of December, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

R. E. Osborn (Seal)
R. E. Osborn
Ramona Gay Osborn (Seal)
Ramona Gay Osborn

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that R. E. Osborn and wife, Ramona Gay Osborn whose name s are 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 24th day of December May A. D., 19 92.93

Janice K. Ferguson
Notary Public.
10-3-94

Form 31-A

590 Co. Rd. 440
Chelsea, AL 35043

07/26/1993-21886
10:21 AM
SHELBY COUNTY CLERK OF PROBATE
ONE MCD

North 13 deg. 03 min. East 115.22 feet to a point; thence north 01 deg. 44 min. East 99.98 feet to a point; thence North 42 deg. 42 min. West 54.04 feet to a point; thence north 76 deg. 28 min. West 94.72 feet to a point; thence South 74 deg. 36 min. West 348.75 feet to a point; thence South 49 deg. 09 min. West 161.41 feet to a point; thence South 29 deg. 40 min. West 167.10 feet to a point; thence South 32 deg. 36 min. West 365.37 feet to a point; thence South 00 deg. 36 min. West 222.73 feet to the point of termination.

Inst # 1993-21886

07/26/1993-21886
10:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 11.50

Return to:

TO

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

Recording Fee \$ _____
Deed Tax \$ _____

This form furnished by

**HARRISON, CONWILL, HARRISON
& JUSTICE**
P. O. Box 557
Columbiana, Alabama 35051