

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE CHECK OR SURVEY. TITLE NOT CHECKED BY ATTORNEYS.

This instrument was prepared by  
ROY M. JOHNSON, III

**Harrison, Conwill, Harrison & Justice**

P. O. Box 557

Columbiana, Alabama 35051

VALUE  
\$18,000.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other Good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Kim R. Etress, a single woman

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

Billy w. Rose and wife, Glenda K. Rose

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

Shelby County, Alabama to-wit:

From the Northwest corner of the SE $\frac{1}{4}$ -NW $\frac{1}{4}$  of Section 10, Township 19 South, Range 2 East, Shelby County, Alabama, proceed South 01 deg. 09 min. West along the West boundary of SE $\frac{1}{4}$ -NW $\frac{1}{4}$  a distance of 1081.5 feet to the point of beginning of herein described property, said point being on the Southwesterly boundary of county road #81; thence continue South 01 deg. 09 min. West along the West boundary of SE $\frac{1}{4}$ -NW $\frac{1}{4}$  and the West boundary of the NE $\frac{1}{4}$ -SW $\frac{1}{4}$  of said Section 10 a distance of 1124.0 feet to a point; thence turn an angle of 146 deg. 32 min. left and proceed North 34 deg. 37 min. East a distance of 829.06 feet to a point on the Southwesterly right-of-way boundary of said road; thence turn 74 deg. 26 min. left and proceed North 39 deg. 49 min. West along said right-of-way boundary a distance of 66.6 feet; thence continue along said right-of-way boundary the following courses; turn 03 deg. 15 min. left and proceed North 43 deg. 04 min. West a distance of 245.8 (feet) thence turn 04 deg. 36 min. left and proceed North 47 deg. 40 min. West a distance of 259.04 feet; thence turn 04 deg. 18 min. left and proceed North 51 deg. 58 min. West a distance of 59.0 feet to the point of beginning of herein described parcel of land and containing 6.04 acres. The

LEGAL DESCRIPTION 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, I have hereunto set my hands(s) and seal(s), this 25<sup>th</sup> day of August, 19 93.

WITNESS:

\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
Kim R. Etress

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 Kim R. Etress, a single 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 25<sup>th</sup> day of August, A. D., 19 93.

Form 31-A



09/01/1993-26462  
10:37 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 29.00

Notary Public.

above described property is located in the SE $\frac{1}{4}$ -NW $\frac{1}{4}$  and the NE $\frac{1}{4}$ -SW $\frac{1}{4}$  of Section 10, Township 19 South, Range 2 East, Shelby County, Alabama.

Subject to easement, restrictions and rights of way of record.

This deed is intended to convey that parcel conveyed by deed recorded in the Probate Office of Shelby County, Alabama at Book 391 page 976 and executed on February 26, 1992.

Inst # 1993-26462

09/01/1993-26462  
10:37 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE HCD 29.00

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