

STATE OF ALABAMA §

SURVIVORSHIP DEED

COUNTY OF SHELBY §

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and NO/100 (\$1.00) dollars and other good and valuable consideration to the undersigned, Oris Alexander, a widow, herein referred to as Grantor, in hand paid by Sandra Flemming Merritt, a married woman, and E. H. McClendon and wife, Faye McClendon, herein referred to as Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

From the excepted Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 27, Township 19 South, Range 1 East, proceed Southwesterly a distance of 46.34 feet to a concrete monument located on the Southeasterly boundary of Old Highway No. 280; thence turn 08 deg. 10 min. 34 sec. left and continue in a Southwesterly direction for a chord distance of 163.78 ft. to a point; thence turn 66 deg. 07 min. 37 sec. left and proceed South a distance of 150.0 ft. to a point; thence turn 70 deg. 44 min. 47 sec. right and proceed Southwesterly parallel to the South boundary of said Old Highway 280 a distance of 180.0 feet to the point of beginning of herein described parcel of land; thence continue along same course a distance of 113.62 ft.; thence turn 109 deg. 15 min. 13 sec. right and proceed North a distance of 155.47 feet to a point on the South boundary of said Highway 280; thence turn 74 deg. 51 min. 31 sec. right and proceed Northeasterly along the South boundary of said highway a distance of 72.0 ft. to a point on said R.O.W.; thence turn 105 deg. 08 min. 30 sec. right and proceed South a distance of 35.0 feet; thence turn 109 deg. 15 min. 13 sec. left and proceed Northeasterly a distance of 40 feet; thence turn 109 deg. 15 min. 30 sec. right and proceed South a distance of 115.0 feet to the point of beginning of herein described parcel of land. Containing 0.34 acres.

The above described property is located in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama.

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 Grantess 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for herself and for her heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

© E. H. McClendon
1574 Asbury Road
Albertville, AL
35950

12/14/1993-39989
08:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 H36 12.50

Inst # 1993-39989

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this the 15th day of November, 1993.

Oris Alexander
ORIS ALEXANDER

STATE OF ALABAMA,
COUNTY OF SHELBY.

I, the undersigned authority, in and for said County, in said State, hereby certify that Oris Alexander, a widow, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of November, 1993.

Jessith C. Alexander
NOTARY PUBLIC
My Commission Expires: 9/25/95

This document prepared by:

A. Bruce Graham
Attorney-at-Law
803 3rd St. S. W.
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to:

E. H. and Faye McClendon
1574 Asbury Road
Albertville, Alabama 35950

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