

This instrument was prepared by

**Harrison, Conwill, Harrison & Justice**

P. O. Box 557

Columbiana, Alabama 35051

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

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Three Thousand Five Hundred and no/100----- DOLLARS

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

Flora A. McDonald, a widow

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

William J. Miller and Catherine H. Miller

(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 SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 2, Township 19 South, Range 2 East, run thence East along the North boundary of said SW $\frac{1}{4}$  of SE $\frac{1}{4}$  a distance of 629.90 feet to a point on the Westerly boundary of U.S. Highway #231; thence turn 114 deg. 24 min. 33 sec. right and run 211.23 feet along said highway boundary to the point of beginning herein described lot; thence continue along said course a distance of 250.36 feet; thence turn 90 deg. 00 min. right and run 182.12 feet; thence turn 90 deg. 00 min. right and run 167.72 feet; thence turn 65 deg. 35 min. 27 sec. right and run 200.0 feet to the point of beginning of herein described lot; being situated in Shelby County, Alabama.

\$26,000.00 of the purchase price recited above was paid by mortgage executed simultaneously herewith.

GRANTEES' ADDRESS:

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 6th day of May, 19 94.

WITNESS:

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

*Flora A. McDonald*  
*by Betty S. Moore*

Flora A. McDonald, by Betty S. Moore, as Attorney in Fact, as shown by Power of Attorney, recorded in Instrument #1994-15512 in the Probate Office of Shelby County, Alabama. (Seal)

STATE OF ALABAMA

General Acknowledgment

\_\_\_\_\_  
COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that \_\_\_\_\_  
whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A. D., 19 \_\_\_\_\_

Form 31-A

Notary Public.

SEE REVERSE SIDE FOR ACKNOWLEDGMENT.

Inst # 1994-15513

*Conwill & Justice*

Inst # 1994-15513  
05/12/1994-15513  
02:21 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
18.50  
002 MCD

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty S. Moore, whose name as Attorney in Fact for Flora A. McDonald, as shown by Power of Attorney recorded in Instrument # 15513, in the Probate Office of Shelby County, Alabama, 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, as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of the said Flora A. McDonald.

Given under my hand and official seal on this the 6<sup>th</sup> day of May, 1994.

  
\_\_\_\_\_  
Notary Public

Inst # 1994-15513

05/12/1994-15513  
02:21 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 18.50

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