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Inst # 1995-24788

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

D. CRAIG BONNELL
5206 SOUTH SHADES CREST ROAD
BESSEMER, AL 35023

STATE OF ALABAMA)

COUNTY OF SHELBY)

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

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY FIVE THOUSAND and 00/100 (\$145,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, FRANCES CHASE WOOD, A MARRIED WOMAN and DONNA CHASE HENDERSON, A MARRIED WOMAN AND NATHAN CHASE, A MARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto D. CRAIG BONNELL and RITA E. BONNELL, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1,005.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 210.00 FEET TO A POINT; THENCE TURN 49 DEG. 44 MIN. 24 SEC. LEFT AND RUN EAST-SOUTHEASTERLY A DISTANCE OF 280.25 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH SHADES CREST ROAD (AKA SHELBY COUNTY ROAD NO. 2); THENCE RUN 89 DEG. 41 MIN. 17 SEC. LEFT AND RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 209.00 FEET TO A POINT; THENCE TURN 96 DEG. 58 MIN. 37 SEC. LEFT AND RUN NORTHWESTERLY A DISTANCE OF 419.94 FEET TO THE POINT OF BEGINNING.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS, NOR THEIR RESPECTIVE SPOUSES.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. Right-of-way granted Alabama Power Company recorded in Deed Book 190, page 56 and Deed Book 225, page 264.

\$83,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 grantees herein) in the event one grantee herein survives the other, the entire joint estate in fee simple shall

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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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, FRANCES CHASE WOOD and DONNA CHASE HENDERSON and NATHAN CHASE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of August, 1995.


FRANCES CHASE WOOD


DONNA CHASE HENDERSON


NATHAN CHASE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that FRANCES CHASE WOOD and DONNA CHASE HENDERSON AND NATHAN CHASE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of August, 1995.


Notary Public

My commission expires: 7/16/98

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