

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thousand and NO/100 (\$100,000.00) Dollars and other good and valuable consideration to the undersigned, **Roger Butler** and wife, **Ruby Nell Jacks Butler** herein referred to as Grantors, in hand paid by **Monta Standridge** and wife, **Emma Standridge** herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel I

A parcel of land in the SE1/4 of the SW1/4 of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama being described as follows:

From the NE corner of the SE1/4 of SW1/4 of Section 1, Township 20 South, Range 2 East, run thence South along the East boundary of said SE1/4 of SW 1/4 a distance of 1,015.9 feet to the point of beginning of herein described lot; thence turn 76 deg. 44 min. 07 sec. right and run 230.87 feet to a point on the Northerly boundary of U. S. Highway No. 280 (300 foot right of way): thence turn 132 deg. 08 min. left and run 273 feet to the SE corner of the SE1/4 of SW1/4 of said Section 1; thence turn 124 deg. 36 min. 6 sec. left and run 208.00 feet back to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

A parcel of land in the SE1/4 of the SW1/4 of section 1, Township 20 South, Range 2 East, Shelby County, Alabama described as follows: From the NE corner of the SE1/4 of SW1/4 of Section 1, Township 20 South, Range 2 East, run thence South along the East boundary of said SE1/4 of SW1/4 a distance of 390.51 feet to the point of beginning of herein described lot; thence continue along said course a distance of 625.39 feet, thence turn 76 deg. 44 min. 07 sec. right and run 230.87 feet to a point on the Northerly boundary of U. S. Highway No. 280 (300 feet right of way); thence turn 47 deg. 52 min. right and run 214.18 feet along said highway boundary to a concrete monument Highway Station 1301+50; thence turn 50 deg. 54 min. 18 sec. right and run 112.87 feet along a flair back to a concrete monument on the Easterly boundary of County Highway No. 475; thence turn 47 deg. 11 min. 20 sec. right and run 604.40 feet along said County Highway boundary to the point of beginning of herein described lot; being situated in 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 Grantees 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.

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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1995-34501

And the Grantors do for themselves and their 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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the 30th day of November, 1995.

Roger J. Butler
Roger Butler

Ruby Nell Jacks Butler
Ruby Nell Jacks Butler

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Roger Butler and wife, Ruby Nell Jacks Butler whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 1995.

Judith P. Lawrence
NOTARY PUBLIC
My Commission Expires: 9/25/99

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:
Monta Standridge

Childersburg, Alabama 35044

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