

Mail Tax Notice to: David M. Russell and
Suzanne R. Russell
2100 Highway 39
Chelsea, AL 35143

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) 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 SIXTY THOUSAND & NO/100 (\$60,000.00) DOLLARS to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James B. Roberts and wife, Phyllis R. Roberts

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

David M. Russell and wife, Suzanne R. Russell

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land in the NE 1/4 of the SW 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the NW corner of said 1/4 1/4 Section; thence run South 89 deg. 05 min. 38 sec. East along the North line of said 1/4 1/4 Section a distance of 500.06 feet; thence run South a distance of 92.09 feet to the point of beginning; thence run South 52 deg. 40 min. 23 sec. East a distance of 206.26 feet to a point in the centerline of Shelby County Highway #39; thence run South 36 deg. 58 min. 35 sec. West along said highway a distance of 154.79 feet; thence run North 66 deg. 57 min. 41 sec. West a distance of 218.33 feet; thence run North a distance of 163.29 feet; thence run East a distance of 130.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except that portion located within Shelby County Highway #39 right of way.

According to survey dated October 13, 1980, of Johnye Horton, RLS No. 1249.

SUBJECT TO:

Current taxes, easements and restrictions of record, and mineral and mining rights not owned by grantors.

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

Inst # 1996-07992

03/11/1996-07992
04:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE KCO 71.00

Inst # 1996-07992

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this 11 day of March, 1996.


James B. Roberts


Phyllis R. Roberts

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James B. Roberts and wife, Phyllis R. Roberts, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of March, 1996.


Notary Public

Inst # 1996-07992

03/11/1996-07992
04:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 71.00