

SEND TAX NOTICE TO:

(Name) Alice F. Russell and William L. Russell

(Address) 2821 Benton Street
Helena, AL 35080

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Forty-five Thousand and no/100 Dollars (\$45,000.00)** to the undersigned grantor, **CITY OF HELENA, ALABAMA, a municipal corporation**, in hand paid by **Alice F. Russell and William L. Russell**, the receipt of which is hereby acknowledged, the said **CITY OF HELENA, ALABAMA, a municipal corporation**, does by these presents, grant, bargain, sell and convey unto the said **Alice F. Russell and William L. 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 situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, and being more particularly described as follows:

Commence at the NW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West; thence South 04 deg. 50 min. 46 sec. West for a distance of 1192.54 feet; thence 3 deg. 18 min. 32 sec. to the right for a distance of 85.44 feet measured (85.50 feet map) to the point of beginning; thence 89 deg. 53 min. 26 sec. to the left for a distance of 59.97 feet measured (60.00 feet map); thence 89 deg. 31 min. 46 sec. to the right for a distance of 23.16 feet; thence 1 deg. 50 min. 14 sec. to the right for a distance of 6.88 feet measured (6.75 feet map); thence 88 deg. 35 min. 04 sec. to the right for a distance of 59.99 feet measured (60 feet map); thence 89 deg. 56 min. 23 sec. to the right for a distance of 30.09 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO: Lots 1, 2, 3 and 4, Block 14, according to Joseph Squire's Map of Helena, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 3, pages 121 and 121-A; 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

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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.

And said **CITY OF HELENA, ALABAMA, a municipal corporation**, does for itself, its successors and assigns, covenant with said **GRANTEES**, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **CITY OF HELENA, ALABAMA, a municipal corporation**, by its Mayor, Charles W. Penhale, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23 day of May, 1996.

ATTEST:

CITY OF HELENA, ALABAMA

Frances Parish
Clerk

By Charles W. Penhale
Charles W. Penhale, as Mayor

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles W. Penhale, whose name as Mayor of the City of Helena, Alabama, a municipal corporation**, 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 such instrument, he, as such Mayor and with full authority, executed the same voluntarily for and as the act of said City of Helena, Alabama.

Given under my hand and official seal, this the 23 day of May, 1996.

Frances Parish
Notary Public
My Commission Expires
May 13, 2000

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