

Val. \$5,000.00

Prepared by: John Martin Galese, P.A.
P.O. Box 530985
Birmingham, AL 35253

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WARRANTY DEED - JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA) **Legal Description Supplied by Grantor**
Title Not Checked by Preparer

COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Ten Dollars and other good and valuable consideration, to the undersigned grantor, Nona Bell Foshee; a widow, in hand paid by James W. Dawson and wife, Margaret C. Dawson, the receipt whereof is acknowledged, I, the said Nona Bell Foshee, a widow, do grant, bargain, sell and convey unto the said James W. Dawson and wife, Margaret C. Dawson, as joint tenants, with right of survivorship, the following described real estate; situated in Shelby County, Alabama, to-wit:

11/18/1996-37958
08:59 AM
SHELBY COUNTY JUDGE OF PROBATE
DOE SNA 16.00

From the Northwest corner of the NE1/4 of the SW1/4 of Section 14, Township 21 South, Range 3 West run Easterly along the North boundary line of the NE1/4 of the SW1/4 of Section 14, Township 21 South, Range 3 West for 114.0 feet to the point of beginning of the land herein described and conveyed; Thence turn an angle of 90 Degrees to the right and run Southerly for 208.71 feet; Thence turn an angle of 90 Degrees to the left and run Easterly for 417.42 feet; Thence turn an angle of 90 Degrees to the left and run Northerly 208.71 feet to a point on the North boundary line of the NE1/4 of the SW1/4 of Section 14, Township 21 South, Range 3 West; Thence run Westerly along the North boundary line of the NE1/4 of the SW1/4 of Section 14, Township 21 South, Range 3 West for 417.42 feet to the point of beginning

This land is being a part of the NE1/4 of the SW1/4 of Section 14, Township 21 South, Range 3 West and being 2.0 acres.

PLEASE NOTE: That Nona Bell Foshee is the survivor of Hugh Enoch Foshee, who departed this life on or about June 20, 1985.

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.

Inst # 1996-37958

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 hand and seal on this the 29 day of May, 1996.

Witness

Nona Bell Foshee
Nona Bell Foshee

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said State, hereby certify that Nona Bell Foshee, a widow, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29 day of May, 1996.

M. Monte Galen
Notary Public

(Seal)

PLEASE ASSESS THIS PROPERTY AS FOLLOWS :

James W. Dawson and
Margaret C. Dawson
8715 Highway 119
Alabaster, AL 35007

1996-3-18
1996-3-18
11/18/1996-37958
08:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 16.00