

Send Tax Notices to:

Grady A. Gullledge, Jr.

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

That in consideration of TEN and 00/100--DOLLARS and other good and valuable consideration to the undersigned Grantor(s), Elizabeth Gullledge, an unmarried woman and Grady A. Gullledge, Jr., and wife, Teresa A. Gullledge (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto the said Grady A. Gullledge, Jr. (herein referred to as Grantees) as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to:

1. Advalorem taxes for the current tax year 1997.
2. Easements, restrictions and reservations of record.

Elizabeth Gullledge is the surviving grantee of that certain deed recorded in Real Book 74, Page 249 in the Probate Office of Shelby County, Alabama. The other grantee Grady A. Gullledge having died on or about the 19 day of April, 1995.

TO HAVE AND TO HOLD, to 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 # 1996-39421

12/02/1996-39421
09:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCD 14.50

Post # 1996-39421

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, unless otherwise noted above; 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, the heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15 day of Nov, 19 96.

Elizabeth Gullledge
Elizabeth Gullledge

Grady A. Gullledge, Jr.
Grady A. Gullledge, Jr.

Teresa A. Gullledge
Teresa A. Gullledge

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Elizabeth Gullledge, an unmarried woman and Grady A. Gullledge, Jr. and wife Teresa a. Gullledge, 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 on this the 15 day of November, 1996.

(NOTARIAL SEAL)

Donna A. King
NOTARY PUBLIC

My Commission Expires May 24, 1998
My Commission Expires: _____

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Commencing at the Northeast Corner of Section 30, Township 20 south, Range 2 East, Shelby County, Alabama; thence South along the East Boundary Line of said section for a distance of 1849.75 feet to the centerline of the Old Shelby County Highway No. 25 and now known as the J. M. Robertson Road; thence South 9 deg. 09 min. 51 sec. West along said road for a distance of 63.46 feet for the point of beginning; thence South 68 deg. 01 min. 12 sec. West a distance of 602.00 feet to the East right of way line of Shelby County Road No. 441; thence South 2 deg. 38 min. 38 sec. East along said road right of way line for a distance of 359.70 feet; to the centerline of a dirt road connecting the Old Shelby County Highway No. 25 and Shelby County No. 441; thence South 69 deg. 50 min. 06 sec. East along centerline of said road for a distance of 377.98 feet to the centerline of Old Shelby County No. 25 now known as the J. M. Robertson road; thence North 36 deg. 13 min. 21 sec. East along said center of road for a distance of 59.42 feet; thence North 29 deg. 12 min. 44 sec. East along said center of road for a distance of 49.04 feet; thence North 24 deg. 49 min. 08 sec. East along said center of road for a distance of 36.79 feet; thence North 20 deg. 39 min. 16 sec. East along said center of road for a distance of 54.62 feet; thence North 16 deg. 12 min. 31 sec. East along said center of road for a distance of 48.45 feet; thence North 9 deg. 09 min. 51 sec. East along said center of road for a distance of 499.54 feet to the point of beginning; being situated in Shelby County, Alabama.

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