

3500
Send Tax Notice to:

✓ Louise McMath
306 Depot Street
P. O. Box 586
Columbiana, AL 35051

This Instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned grantor, **Louise McMath, a widow**, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Louise McMath**, (herein referred to as grantor), do grant, bargain, sell and convey unto my daughter and son-in-law, **Charlene Tucker and husband, Brad Tucker** (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 certain lot or parcel of land in the Town of Columbiana, Alabama, and being more particularly described as follows: A certain lot in the NW 1/4 of NE 1/4 of Section 26, Township 21 South, Range 1 West, being all that part of the NW 1/4 of NE 1/4 of said Section, lying South and West of the right of way (now abandoned) of the Louisville & Nashville Railroad and North of Depot Street, said Depot Street leading from the Courthouse in Shelby County to the (former) Southern Railroad depot in said town, and East of the (former) old run of branch or ditch crossing said Depot Street marked by an iron stob between this lot and the Colored Baptist Church lot.

EXCEPT the following part of said lot of land: Beginning at a point where the Northern boundary of Depot Street intersects the Southwest boundary line of the right of way of the L & N Railroad; thence run in a Northwesterly direction along Depot Street 204 feet; thence in a Northeasterly direction 112 feet to the South line of the right of way of L & N Railroad; thence in a Southeasterly direction along the right of way of said railroad 224 feet to point of beginning of said Exception.

LESS AND EXCEPT a part of NW 1/4 of NE 1/4 of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commence at the point of intersection of the North line of Depot Street in the Town of Columbiana, Alabama, with the South boundary line of the right of way of the L & N Railroad and run thence in a Westerly direction along the North line of said Depot Street 204 feet to the Southwest corner of the (former) Dillard McMath lot, which is the point of beginning of the parcel herein described; thence continue along the North line of said Depot Street 69 feet; thence run in a Northeasterly direction North 38 deg. East parallel with the Northwest line of said Dillard McMath lot 107 feet, more or less, to a point on the South boundary line of the right of way of the L & N Railroad; thence in a Southeasterly direction, run along said right of way line a distance of 69 feet, more or less, to the NE corner of said Dillard McMath lot (said Dillard McMath lot being more particularly described

Inst # 1997-15244

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in Deed Book 132 page 452, Office of Judge of Probate of Shelby County, Alabama); thence run in a Southwesterly direction South 38 deg. West along the Northwest line of said Dillard McMath lot 112 feet, more or less, to the point of beginning.

The intent of this deed is to convey all property owned by the grantor to the grantees in the NW 1/4 of NE 1/4 of Section 26, Township 21 South, Range 1 West, except such interest as reserved herein. The West line of the property herein conveyed is the East line of the Macedonia Baptist Church property, as described in the deed recorded in Deed Book 216, page 323, and the Affidavits recorded in Deed Book 216, pages 324 and 325, Probate Office of Shelby County, Alabama. All property lying East of the above described East line of the Macedonia Baptist Church property, North of Depot Street, and South of the old L & N Railroad right of way (now abandoned) and West of the (former) Whitson lot, as described in Deed Book 228, page 14, Probate Office of Shelby County, Alabama, is conveyed herein to the grantees.

SUBJECT TO A LIFE INTEREST OR LIFE ESTATE HEREIN RESERVED BY THE GRANTOR.

Willard McMath, the husband of the grantor, died October 21, 1991.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever, subject to life interest or life estate herein reserved by the grantor; 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.

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, subject to life interest or life estate reserved by the grantor; 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 or our hands and seals, this 15th day of May, 1997.

Louise M. Math (SEAL)
Louise McMath

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Louise McMath**, 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 official seal this 15th day of May, 1997.

Lance Brasher (SEAL)
Notary Public
05/15/1997-15244
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