

Important: Read Instructions on Back Before Filling out Form.

Inst # 1997-21566
07/10/1997-21566
08:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 20.60

This instrument was prepared by

1882

Read The Notice To: Martha H. Lewis

(Name) Larry L. Holcomb
(Address) 3812 Old Montgomery Highway
HOUSTON, ALABAMA 35209

1797 May 26
Polk, Alabama 35184

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty five thousand & No/100 (\$5,000.00) DOLLARS

In the undersigned grantor or grantors in here paid by the GRANTEE herein, the receipt whereof is acknowledged, to,

Leo K. Hussey & wife, Judith E. Hussey

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

Martha H. Lewis & Ferrell W. Lewis, Jr.

(herein referred to as GRANTEE) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY

County, Alabama to-wit:

Commence at the SE Corner of Section 13, Township 20 South, Range 3 West; thence run North along the East line of said Section a distance of 364.61 feet to the Northwest U.C.W. line of County Road No. 35; thence turn an angle of 145 degrees 00 minutes to the left and run along said R.O.W. line a distance of 719.83 feet to the Point of Beginning; thence continue in same direction along said R.O.W. line a distance of 108.90 feet; thence turn an angle of 89 degrees 50 minutes to the right and run a distance of 200.46 feet; thence turn an angle of 90 degrees 35 minutes to the right and run a distance of 108.90 feet; thence turn an angle of 89 degrees 45 minutes to the right and run a distance of 200.29 feet to the Point of Beginning, situated in the N 1/2 of the NE 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama.

less and except any part of subject property that may be within a highway right-of-way.

The grantors do not warrant title to minerals and mining rights.

\$76,200.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

THE HAVE AND TO HOLD unto the said GRANTEE 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 avoided or terminated during the joint lives of the grantors herein, the same shall continue to the heirs and assigns of the grantors herein, and the value thereof shall pass to the surviving grantor, and thence to his heirs and assigns.

And I warrant for myself, my heirs and assigns, and my heirs, executors, and administrators separately with the said GRANTEE, 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 herein; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators will warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal(s), this 25th

day of April, 1990

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 APR 27 AM 10:26

Leo K. Hussey (Seal)
Judith E. Hussey (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

Official Acknowledgment

I, Larry L. Holcomb, a Notary Public in and for said County, in said State,

hereby certify that Leo K. Hussey & wife, Judith E. Hussey

whose name is ABC signed to the foregoing conveyance, and who ABC knows 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 were made.

Given under my hand and official seal this 25th day of April, A. D., 1990

1990
APR 27
AM 10:26

Larry L. Holcomb (Seal)
Notary Public
My Commission Expires January 23, 1996

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