

AUG-15-1997 16:22

COURTNEY MASON

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This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) NORMAN RHODES
(Address) 747 17TH ST. N.W
CALEVA, AL 35010

This instrument was prepared by

(Name) Courtney mason & Assoc. PC
PO BOX 360187
(Address) Birmingham, AL 35236-0187

Form 1-1-8 Rev. 1/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYER'S TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Dollar and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Edward Gottier, a married man

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

Norman M. Rhodes and wife, Patricia L. Rhodes

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

Shelby County, Alabama to-wit:

see legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

Inst # 1997-26537

08/19/1997-26537
02:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 11.50

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 grantor herein survives the other, the entire interest in fee simple shall pass to the surviving grantor, 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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(s) and seal(s), this 18th

day of August, 19 97

WITNESS:

(Seal)

(Seal)

(Seal)

Edward Gottier (Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
★ Shelby COUNTY }

I, Shirley S. Holder, a Notary Public in and for said County, in said State,

hereby certify that Edward Gottier, a married man

whose name same signed to the foregoing conveyance, and who same known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance same executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 18 day of August, A.D. 19 97

Shirley S. Holder
Notary Public.

MY COMMISSION EXPIRES SEPTEMBER 29, 1998

26537-26537

EXHIBIT "A"

A part of Lot 11, Block 52, according to Resurvey of Russel R. Hetz Property, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows: Beginning at a steel pin corner marking the Southwest corner of Lot 16, Block 52, Resurvey of Russel R. Hetz Property, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama and run thence Notherly along the West line of said Block 52 a distance of 250.00 feet to a steel pin marking the Northwest corner of Lot 12 of said Block 52 of said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 83 degrees 21 minutes 11 seconds to the right and run East-Northeasterly a distance of 151.01 feet to a steel pin corner 17.0 feet North of the Northeast corner of same said Lot 12, of same said Block 52, of same said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 96 degrees 38 minutes 49 seconds to the right and run Southerly along the west line of a twenty foot alley a distance of 267.00 feet to a steel pin corner on the Southeast corner of Lot 16, of same said Block 52, of same said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 89 degrees 49 minutes 00 seconds right and run Westerly along the South line of said Lot 16, a distance of 150.00 feet to the point of beginning. According to survey of Joseph E. Conn, Jr., RLS #9049, dated August 14, 1997.

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