

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) Gerald Gilbert Dorough

(Address) 960 Riverchase Pkwy W. Hoover AL 35244

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Five Hundred and no/100

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

Adron W. Dorough, a single man

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

Gerald Gilbert Dorough and wife, Joan Dorough

(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 parcel of land situated in the NW 1/4 of SE 1/4, more particularly described as follows:

Commence at the SW corner of said NW 1/4 of SE 1/4 and run thence Northerly along the West boundary of said Quarter-Quarter Section 520.90 feet to point of beginning of the lot herein described and conveyed; thence continue North along the West line of said Quarter-Quarter Section a distance of 210 feet; thence turn an angle of 90 degrees to the right and run thence a distance of 420 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 210 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 420 feet to point of beginning.

All of the above land being situated in Section 23, Township 20 South, Range 1 East, Shelby County, Alabama.

Also, an easement for the purpose of a driveway described being a strip 20 feet in width and lying South and East of a line described as:

Commence at the SW corner of the NW 1/4 of SE 1/4 Section 23, Township 20 South, Range 1 East; thence run North along West line of said 1/4-1/4 Section a distance of 233.09 feet to point of beginning; thence turn angle of 53 degrees 10 minutes to the right and run a distance of 215.96 feet; thence turn an angle of 23 degrees 58 minutes to the left and run a distance of 181.41 feet to point of ending.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

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 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 20th

day of August, 19 97

WITNESS:

(Seal) _____ (Seal) Adron W. Dorough (Seal) _____ (Seal) _____ (Seal) _____ (Seal) _____

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Adron W. Dorough 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, A. D., 19 97.

Just Houser
Notary Public
My Commission Expires: 10/10/2000

Inst # 1997-27389
08/26/1997-27389
01:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SMA 9.005