

SEND TAX NOTICE TO:

Name ☒ Gary Allen Ledbetter and
Julia Jane Ledbetter
Address 10076 Highway 41 South
Leeds, Alabama 35094

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Inst # 1999-49899

12/09/1999-49899
02:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11.50

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS** to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is hereby acknowledged, we, **Gary Allen Ledbetter and wife, Julia Jane Ledbetter** (herein referred to as grantor or grantors) do grant, bargain, sell and convey unto **Gary Allen Ledbetter and wife, Julia Jane Ledbetter** (herein referred to as **GRANTEES**) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the northeast corner of the northwest quarter of the northwest quarter of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama and run thence southerly along the east line of the northwest quarter of the northwest quarter a distance of 1,183.57 feet to a steel pin set on the southerly right of way line of Shelby County Highway #41 and the point of beginning of the property being described, thence continue along last described course along the east line of the N.W. $\frac{1}{4}$ - N.W. $\frac{1}{4}$, the S.W. $\frac{1}{4}$ - N.W. $\frac{1}{4}$ and N.W. $\frac{1}{4}$ - S.W. $\frac{1}{4}$ a distance of 2,282.98 feet to a point in the centerline of Shoal Creek, thence turn a deflection angle of 63 degrees- 01' -44" to the right and run southwesterly along centerline of said creek a distance of 18.40 feet to a point, thence turn a deflection angle of 9 degrees- 19' - 20" to the left and continue southwesterly along centerline of said creek a distance of 165.42 feet to a point, thence turn a deflection angle of 128 degrees-07'-10" to the right and run northerly a distance of 898.07 feet to a point, thence turn a deflection angle of 10 degrees- 54'-20" to the left and run north-northwesterly a distance of 1,345.26 feet to a point on the same said southerly right of way line of Shelby County #41, thence turn a deflection angle of 72 degrees-59'-40" to the right and run northwesterly along said right of way a distance of 371.20 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr. dated March 24, 1988, R.L.S. #9049.

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.

GA
JL

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this 9th day of December, 1999.

Gary Allen Ledbetter (SEAL)
Gary Allen Ledbetter

Julia Jane Ledbetter (SEAL)
Julia Jane Ledbetter

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gary Allen Ledbetter a married man**, 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 9th day of December, 1999.

Conrad M. Fowler Jr. (SEAL)
Notary Public

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Julia Jane Ledbetter a married woman**, 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 9th day of December, 1999.

Conrad M. Fowler Jr. (SEAL)
Notary Public

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