

# WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:

TERRELL MONROE GARDNER and LORI P. GARDNER

131 BIG OAK LANE,

HARPERSVILLE, ALABAMA 35078

That in consideration of

**FIVE HUNDRED DOLLARS AND NO OTHER VALUABLE CONSIDERATIONS (\$500.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,  
we, JAMES MONROE GARDNER AND BEVERLY JEAN GARDNER A MARRIED COUPLE

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

TERRELL MONROE GARDNER and LORI P. GARDNER

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate  
situated in SHELBY County, Alabama to-wit:

**30 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS INTO THIS PROPERTY DESCRIBED AS  
FOLLOWS;**

**COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 27,  
TOWNSHIP 19 SOUTH, RANGE 1 EAST AND RUN THENCE NORTH 89 DEGREES 56 MINUTES 02  
SECONDS EAST ALONG THE SOUTH LINE OF SAID 1/4-14 SECTION A DISTANCE OF 168.91 FEET  
TO A POINT; THENCE RUN NORTH 17 DEGREES 38 MINUTES 15 SECONDS WEST A DISTANCE OF  
583.77 FEET TO THE POINT OF BEGINNING, SAID EASEMENT BEING 15 FEET ON EACH SIDE OF  
THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN SOUTH 89 DEGREES 24 MINUTES 35  
SECONDS WEST A DISTANCE OF 655.99 FEET TO A POINT; THENCE RUN NORTH 1 DEGREES 46  
MINUTES 11 SECONDS WEST A DISTANCE OF 380.04 FEET TO THE INTERSECTION OF THE  
SUBJECT CENTERLINE WITH THE SOUTH RIGHT-OF-WAY LINE OF THE PUBLIC ROAD.**

**Subject to Easements, Restrictions and rights of way of record.**

To Have And To Hold unto the said Grantees TERRELL MONROE GARDNER and LORI P. GARDNER 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, WE have hereunto set OUR hand(s) and seal(s), this 17<sup>th</sup> day of February, 2000.

WITNESS:

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

James Monroe Gardner (Seal)

JAMES MONROE GARDNER

Beverly Jean Gardner (Seal)

BEVERLY JEAN GARDNER

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JAMES MONROE GARDNER AND BEVERLY JEAN GARDNER whose name(s) is/are signed to the foregoing conveyance, and who is/are known 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 bears date.

Given under my hand and official seal this 17<sup>th</sup> day of February A.D., 2000.

NOTARY PUBLIC

51055

MY COMMISSION EXPIRES:

James P. [Signature]  
MY COMMISSION EXPIRES SEP. 9, 2002

Inst # 2000-06187