

500

THIS DEED IS PREPARED WITHOUT BENEFIT OF TITLE

INSTRUMENT PREPARED BY:

Betty J. Shinn
200 Canyon Park Drive
Pelham, Alabama 35014

SEND TAX NOTICE TO:

Leon Glenn
3697 Cahaba Beach Road
Birmingham, AL 35242

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of one (1) Dollar and other good and valuable consideration to the undersigned Grantor(s), Sybil W. Swindle, an unmarried woman, in hand paid by the Grantee(s) herein, Leon Glenn and Louise Glenn, the receipt of which is hereby acknowledged, the said grantor(s) Sybil W. Swindle does by these presents, grants, bargains, sell and convey unto Leon Glenn and Louise Glenn (herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

The land referred to in this policy is described as follows:

Legal description attached Exhibit A, Parcel 2

Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

' TO HAVE AND TO HOLD, To the said GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE(S), their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance, has hereto set their signature and seal, this the 24 day of November 1999

By Sybil W. Swindle
Sybil W. Swindle

THIS IS TO CERTIFY THAT THIS IS A TRUE AND
CORRECT COPY OF THE ORIGINAL.

STATE OF ALABAMA
COUNTY OF SHELBY

Betty J. Shinn

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Sybil W. Swindle whose name(s) 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, they, as such officer and with full authority, executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this 24 day of November, 1999.

Commission Expires 12-23-00

Notary Public

03/07/2000-07240
10:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
• 002 REL 11.50

EXHIBIT "A"

NW Corner
27 - 195 - 1E

677.0

65.22
cel 2
83
6' 26"
24.90
12' 22'
12' 50"

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03/07/2000-07240
002 WEL
SHELBY COUNTY JUDGE OF PROBATE
10:19 AM CERTIFIED
03/07/2000-07240

~~Hwy. 55~~

STATE OF ALABAMA

COUNTY OF SHELBY

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon; That there are no visible encroachments of any kind upon the subject lot except as shown hereon excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way; That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meet the minimum technical standards for the practice of land surveying in the State of Alabama, the correct legal description being as follows:

PARCEL 1

Commence at the NW Corner of Section 27, Township 19 South, Range 1 East, Thence run south along said 1 $\frac{1}{4}$ -1 $\frac{1}{4}$ line a distance of 677.00 feet; Thence turn an angle of 90deg. left and run a distance of 7.72 feet to the point of beginning; Thence continue along last described course a distance of 60.29 feet; Thence turn an angle of 157deg.58min.10sec. left and run a distance of 60.08 feet; Thence turn an angle of 79deg.29min.34sec. left and run a distance of 23.00 feet to the point of beginning, containing 0.10 acres, more or less; Property is subject to any and all agreements, easements, restrictions, and/or limitations of probated record and/or applicable law.

PARCEL 2

Commence at the NW Corner of Section 27, Township 19 South, Range 1 East, Thence run south along said 1¹⁴ 1⁴ line a distance of 677.00 feet; Thence turn an angle of 90deg. left and run a distance of 68.01 feet to the point of beginning; Thence continue along last described course a distance of 65.22 feet; Thence turn an angle of 122deg.45min.24sec. right and run a distance of 24.90 feet; Thence turn an angle of 79deg.16min.26sec. right and run a distance of 55.83 feet to the point of beginning, containing 0.10 acres, more or less; Property is subject to any and all agreements, easements, restrictions, and/or limitations of probated record and/or applicable law. D PRO

According to my survey of September 18, 1999.

Rodney Y. Shiflett Al. Reg. No. # 21784

*All angles and distances on plat were measured in field

