


SEND TAX NOTICE TO:
Michael E. and Carolyn N. Towery

3,000
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This instrument was prepared by:
VERNON N. SCHMITT, ATTORNEY AT LAW
P. O. BOX 521, LEEDS, AL 35094


20040520000267150 Pg 1/1 14.00
Shelby Cnty Judge of Probate, AL
05/20/2004 11:20:00 FILED/CERTIFIED

Warranty Deed, Joint Tenants With Right of Survivorship

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

That, in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, FRANCES LONG HARRIS, A/K/A FRANCES LONG GARDNER, AN UNMARRIED PERSON, (herein referred to as grantor) do grant, bargain, sell, and convey unto MICHAEL E. TOWERY AND WIFE, CAROLYN N. TOWERY, (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 Northeast Quarter of the Northeast Quarter of Section 33, Township 17 South, Range 1 East, being more particularly described as follows:

Commence at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 33, Township 17 South, Range 3 West, Shelby County, Alabama; thence run Southeasterly along the diagonal line, being the Northeast line of Southwest 1/2 of the Northeast Quarter of the Northeast Quarter of said Section 33, a distance of 797.43 feet to the point of beginning of parcel herein described; thence continue Southeasterly along last described course a distance of 215.13 feet; thence turn right 89 degrees 39 minutes 48 seconds and run Southwesterly a distance of 105.11 feet; thence turn right 24 degrees 35 minutes 33 seconds and continue Southwesterly a distance of 225.83 feet; thence turn right 111 degrees 20 minutes 41 seconds and run Northerly a distance of 307.12 feet; thence turn right 89 degrees 30 minutes 00 seconds and run Easterly a distance of 129.74 feet to the point of beginning, containing 1.34 acres, more or less. Subject to any rights of way or easements 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 do for myself (ourselves) and for (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 my hand and seal this 18th day of May 2004.

WITNESS:

Frances Long Harris
FRANCES LONG HARRIS
A/K/A FRANCES LONG GARDNER

Frances Long Gardner

STATE OF ALABAMA}
SHELBY COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FRANCES LONG HARRIS, A/K/A FRANCES LONG GARDNER, 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 18th day of May 2004.

Kimberly D. Howell
Notary Public