

This instrument was prepared by

Send Tax Notice To: Mr. and Mrs. William H. Oliver  
name Route 1, Box 273B  
Columbiana, Alabama 35051  
address

(Name) J. Michael Joiner,  
 (Address) P.O. Box 1012, Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Hundred (\$600.00) and no/100----- DOLLARS

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

Grady Dooley, Jr., and wife, Janet Faye Dooley

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

William H. Oliver, and wife, Janice Oliver

(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 NE corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West and run thence South along the East line of said 1/4 1/4 Section a distance of 740.56 feet to the point of beginning of the parcel herein described; thence continue South along the East line of said 1/4 1/4 section a distance of 230.92 feet; thence turn an angle of 126 deg. 14 minutes to the right and run a distance of 150.47 feet; thence turn an angle of 80 deg. 58 minutes to the right and run a distance of 188.60 feet; thence turn an angle of 99 deg. 02 minutes to the right and run 43.59 feet to the point of beginning, according to the survey of Louis H. Weygand of April 10, 1979.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, 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, we have hereunto set OUR hand(s) and seal(s), this \_\_\_\_\_  
 day of September, 19 89.

WITNESS:

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

Grady Dooley Jr. (Seal)  
Grady Dooley, Jr.  
Janet Faye Dooley (Seal)  
Janet Faye Dooley (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Grady Dooley, Jr., and wife, Janet Faye Dooley whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of September A. D., 19 89.