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L+J

SEND TAX NOTICE TO:

(Name) **Leonard L. Joiner and Jane M. Joiner**

(Address) 277 Highway 331

Columbiana, AL 35051



20050831000450090 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
08/31/2005 11:19:53AM FILED/CERT

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 08/31/2005
State of Alabama

Deed Tax: \$5.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and other good and other good and valuable consideration**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Mabel E. Hadaway, a married woman**, (herein referred to as grantor) do grant, bargain, sell and convey unto **Leonard L. Joiner and wife, Jane M. Joiner** (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 NW 1/4 of the NE 1/4, Section 8, Township 21 South, Range 1 West; thence proceed in a Southerly direction along the East boundary of said 1/4 1/4 Section for a distance of 756.16 feet to the point of beginning of the parcel of land herein described; thence continue in a Southerly direction along the said East boundary of the said 1/4 1/4 Section for 378.08 feet to a point; thence turn 88 deg. 45' 42" right and run 1335.24 feet to a point, being on the West boundary line of said 1/4 1/4 Section; thence turn 91' 17' 26" right and run along said West boundary of said 1/4 1/4 Section, for a distance of 379.22 feet to a point; thence turn 88 deg. 45' 29" right and run 1334.86 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the NE 1/4, Section 8, Township 21 South, Range 1 West, and contains 11.60 acres.

Subject to easements, rights of way, and restrictions of record.

(According to survey of Lewis H. King, Jr., dated June 21, 1980).

The above described property does not contain any part of the homestead of the grantor or her spouse.

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 and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and 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, I have hereunto set my hand and seal this 31st day of August, 2005.

Mabel E. Hadaway (SEAL)
Mabel E. Hadaway

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mabel E. Hadaway**, 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 31st day of August, 2005.

Jamie E. Culbert (SEAL)
Notary Public
1-4-09