

SEND TAX NOTICE TO:

Bobby G. Lacey, Sr. / Diane Lacey

\$1500 D.R.

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**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Teresa L. McGinnis** (herein referred to as Grantor) do grant, bargain, sell, and convey unto **Bobby G. Lacey, Sr.** and **Diane Lacey** (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 a corner in place accepted as the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed South 86 degrees 08 minutes 23 seconds West along the South boundary of said 1/4-1/4 Section for a distance of 415.0 feet; thence proceed North 03 degrees 51 minutes 37 seconds West for a distance of 285.0 feet to the point of beginning; from this beginning point continue North 03 degrees 51 minutes 37 seconds West for a distance of 140.0 feet; thence proceed South 84 degrees 57 minutes 22 seconds West for a distance of 242.05 feet; thence proceed South 03 degrees 51 minutes 37 seconds East for a distance of 140.0 feet; thence proceed North 84 degrees 57 minutes 22 seconds East for a distance of 242.05 feet to the point of beginning.

The above described land is located in the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to taxes for 2009 and subsequent years, easements, restrictions, rights of way, and permits of record.

The above described property constitutes no part of the homestead of Grantor or her spouse.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 my 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.



20090824000325050 2/2 \$15.50
Shelby Cnty Judge of Probate, AL
08/24/2009 01:17:51 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21 day of August, 2009.

Teresa L. McGinnis (SEAL)
Teresa L. McGinnis

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Teresa L. McGinnis**, 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 21 day of August, 2009.

Brenda Henrietta Olsen (SEAL)
Notary Public
4-11-2011

Deed Tax : \$1.50