

(Name)

This instrument was prepared by

(Address)

(Name) ✓ Vernon N. Schmitt, Attorney at Law

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Form 115 Rev. 5-82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE and NO/100----- (\$1.00)----- DOLLARS

and other good and valuable consideration

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

Archie H. Witt, III and wife, Charlene G. Witt

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

C. D. Nichols and wife, Annie M. Nichols

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Begin at the point of intersection of the East line of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, Township 17 South, Range 1 East, and the Northwest right-of-way line of Shelby County Highway #101 and run in a southwesterly direction along the Northwest right-of-way line of said Shelby County Highway #101 a distance of 28.02 feet to a point; thence turn an interior angle of  $90^{\circ} 00' 00''$  and run to the right in a northwesterly direction a distance of 131.72 feet to a point; thence turn an interior angle of  $90^{\circ} 00' 00''$  and run to the right and in a northeasterly direction a distance of 99.78 feet more or less to the point on the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence run in a southerly direction along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 150.00 feet more or less to the point of the herein described parcel containing 0.19 acres more or less.

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 10thday of February, 19 83

WITNESS:

SHELBY COUNTY

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

Paid TAX .50

Rec 1.50

Paid 1.00

3.00

1983 FEB 15 AM 9:40 (Seal)

Archie H. Witt, III (Seal)  
ARCHIE H. WITT, III

Charlene G. Witt (Seal)  
CHARLENE G. WITT

STATE OF ALABAMA

JUDGE OF PROBATE

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Archie H. Witt, III and wife, Charlene G. Witt whose name s 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of February, A.D., 19 83.

William C. Wood  
Notary Public.

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