

SEND TAX NOTICE TO:

(Name) Eddie Downs

(Address) P.O. Box 181
Calera, AL. 35040

This instrument was prepared by

(Name) V. Wayne Causey, Attorney at Law

(Address) P. O. Drawer D, Calera, Alabama 35040

Form 1-1-5 Rev. 5/82

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

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

Rebecca N. Downs and husband, Eddie G. Downs

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

Eddie G. Downs and Rebecca N. Downs and Eleanor Ann Downs

(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 part of Block 261 according to Dunstan's Map of Calera, Alabama, described as follows: Beginning at a point on the East side of Calera Street or 16th Street, 185.6 feet South of the SE corner of Smith & Calera Street, also designated as 20th Avenue according to Dunstan's Map of Calera, and running East 174.3 feet; thence South parallel with 16th Street 110 feet; thence West 174.3 feet to East line of 16th Street; thence North along East line of 16th Street 110 feet to point of beginning.

STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT NO. 1984 OCT -4

1984 OCT -4 AM 8:51

JUDGE

Realty - 2000
Rec 250
Ind. 100
2350

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 3rd day of Oct, 1984

WITNESS:

(Seal)

(Seal)

(Seal)

Rebecca N. Downs (Seal)
Rebecca N. Downs
Eddie G. Downs (Seal)
Eddie G. Downs

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rebecca N. Downs and husband, Eddie G. Downs whose name is are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 3rd day of Oct, 1984, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same were signed.

Given under my hand and official seal this 3rd day of Oct, A.D., 1984