

(Name) Harry Atchison  
311 North Main Street  
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison  
Post Office Box 822  
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 3/82

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 Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bonnie Sue Atchison Brooks, a married woman; May Will Atchison Walker, a married woman; Elizabeth Marie Atchison, an unmarried woman; and William Franklin Atchison, Jr., a married man.

✓ (herein referred to as grantors) do grant, bargain, sell and convey unto  
Harry Atchison and Annie R. Clark

(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 point on the West margin of Main Street in the Town of Columbiana, Alabama, 228 feet North of the point of intersection of the North margin of Sterrett Street and the West margin of Main Street at an iron stake marking the Northeast corner of lot formerly known as J. L. Peters lot; and from said last named point run thence North along the West margin of Main Street a distance of 119 feet to a point; thence turn to the left and run West, parallel with Sterrett Street a distance of 419 feet to the point of beginning of the property herein conveyed; thence turn to the left and run parallel with said Main Street in a Southerly direction a distance of 119 feet to a point; thence turn to the left and run in an Easterly direction parallel with said Sterrett Street a distance of 169 feet to a point; thence turn to the left and run in a Northerly direction parallel with Main Street a distance of 119 feet to a point; thence turn to the left and run in a Westerly direction, parallel with said Sterrett Street a distance of 169 feet to the point of beginning. Being a part of the SE 1/4 of SE 1/4, Section 23, Township 21, Range 1 West, Shelby County, Alabama.

Grantors further convey to Grantees an easement over adjoining property for the ~~sale~~ and limited purpose of connecting the property herein conveyed to the City Water and Sewer lines.

This property constitutes no part of the homestead of above grantors.

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 July, 19 85

WITNESS:

\_\_\_\_\_(Seal) Bonnie Sue Atchison Brooks (Seal)  
Bonnie Sue Atchison Brooks  
\_\_\_\_\_(Seal) May Will Atchison Walker (Seal)  
May Will Atchison Walker  
\_\_\_\_\_(Seal) Elizabeth Marie Atchison (Seal)  
Elizabeth Marie Atchison

STATE OF ALABAMA }  
SHELBY COUNTY } William Franklin Atchison, Jr. (SEAL)  
William Franklin Atchison, Jr.

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bonnie Sue Atchison Brooks, a married woman; May Will Atchison Walker, a married woman, and Elizabeth Marie Atchison, an unmarried woman, 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 July day of July A.D., 19 85

311-No. Main St. Jack T. Atchison  
Columbiana AL. Notary Public.

BOOK 035 PAGE 111

STATE OF Alabama  
COUNTY OF \_\_\_\_\_

I, The undersigned a Notary Public, in and for said County, in said State, hereby certify that William Franklin Atchison, Jr., a married man, 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 22 day of July, 1985.

Asya Winslow  
Notary Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1985 JUL 24 AM 9:30

Thomas A. J. [Signature]  
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	_____ <u>50</u>
Mineral Tax	_____
Recording Fee	_____ <u>5.00</u>
Index Fee	_____ <u>3.00</u>
TOTAL	\$ _____ <u>8.50</u>

BOOK 035 PAGE 112

not to be used on \_\_\_\_\_

98

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

RETURN TO

THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP.  
Title Insurance  
BIRMINGHAM, ALA.

able earver no boratr