

1545

(Name) Danny Colvin

(Address) _____

This instrument was prepared by

(Name) J. Michael Joiner, Attorney at Law(Address) P.O. Box 1012, Alabaster, Alabama 35007

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 Nineteen Thousand and no/100th (\$19,000.00) ----- DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Herol H. Stone and wife, Evelyn T. Stone

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

Danny K. Colvin and wife, Juana T. Colvin

(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 parcel of land situated in the NE 1/4 of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama, bounded on the West by Lot 6, Block 2, Cherokee Forest, First Sector, as recorded in Map Book 5, page 17, in the probate office of Shelby County, Alabama, and more particularly described as follows: Begin at the Southwest corner of said Lot 6; thence North along the East line of Lot 6, 200 feet; thence 90 deg. right and run East 200.0 feet to a point on the West line of Timberhill Road; thence 90 Deg. right and run South along the West line of Road 200.0 feet; thence 90 deg. right and run West 200.0 feet to the point of beginning. Situated in Shelby County, Alabama.

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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 21st day of November, 1985

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

1985 NOV 22 PM 2:22

(Seal)

Herol H. Stone

(Seal)

Herol H. StoneEvelyn T. Stone

(Seal)

Evelyn T. Stone

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned Herol H. Stone and wife, Evelyn T. Stone, a Notary Public in and for said County, in said State, hereby certify that 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 21st day of November, A. D., 1985

Notary Public.