

SEND TAX NOTICE TO:

(Name) Derrick A. Vansant and Susan K. Vansant

(Address) 112 East Sterrett Street
Columbiana, Ala 35051

This instrument was prepared by

1683

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

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 THREE THOUSAND AND NO/100 (\$3,000.00) AND THE EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$25,000.00. DOLLARS

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

Irene Johnston, individually and as Executrix under the Last Will and Testament of Frank B. Johnston, deceased (herein referred to as grantors) do grant, bargain, sell and convey unto

Derrick A. Vansant and wife, Susan K. Vansant

(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 lot of land in the Town of Columbiana and in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, described as follows: Beginning at a point on the West line of said 40 acres, and on the North line of Sterrett Street, which point is about 540 feet North of the SW corner of said 40 acres, and run East along said Street 315 feet, to the point of beginning of the lot hereby conveyed; thence continue East along said Street 105 feet; thence North 420 feet; thence West 105 feet; thence South 420 feet to the point of beginning.

ALSO, a lot of land in the Town of Columbiana, Alabama and in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, described as follows: Commence at a point on the West line of said forty acres and on the North line of Sterrett Street, which point is about 540 feet North of the Southwest corner of said forty and run thence East along said Street 420 feet; thence North 420 feet to the point of beginning of the lot herein conveyed; thence West 105 feet; thence North 360 feet, more or less, to the North line of said forty; thence East along the North line of said forty 105 feet; thence South 360 feet, more or less, to the point of beginning.

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, I have hereunto set my hand(s) and seal(s), this 26th

day of January, 19 88

WITNESS:

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

88 JAN 27 AM 8:12

STATE OF ALABAMA
SHELBY COUNTY

(Seal) 1. Deed Tax \$ 300
(Seal) 2. Mtg. Tax \$
(Seal) 3. Recording Fee 250
(Seal) 4. Indexing Fee 100
TOTAL 650

I, the undersigned authority, a Notary Public in and for said County, in said State.

hereby certify that Irene Johnston, individually and as Executrix under the Last Will and Testament of Frank B. Johnston, deceased

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 26th day of January, A. D., 19 88

Lawrence M. Fowler Jr

Notary Public.

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