

1611
SEND TAX NOTICE TO:

(Name) Hallie B. Fikes
4134 Terrace Road
(Address) Birmingham, Alabama 35208

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(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 FIFTEEN THOUSAND DOLLARS AND NO/100----- DOLLARS

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

Virginia W. Jones, a married woman

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

Hallie B. Fikes and Olan E. Fikes

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

SHELBY County, Alabama to-wit:

Lot 7, in Block 10, of Pine Grove Camp, according to the Survey of Second Addition to Pine Grove Camp dated September 21, 1959, made by Frank W. Wheeler, Registered Land Surveyor, Map of which survey is recorded in Deed Book 205, Page 197, in the Probate Office of Shelby County, Alabama, and being a part of SE 1/4 of SE 1/4 of Section 12, Township 24, Range 15 East, Shelby County, Alabama.

BOOK 172 PAGE 715
Virginia M. Johnson grantee in that certain deed recorded in Deed Book 230, Page 907, in the Probate Office of Shelby County, Alabama and Virginia W. Jones, are one and the same person.

Virginia W. Jones, is the surviving grantee in that certain deed recorded in Deed Book 230, Page 907, Robert E. Johnson having died on September 9, 1966.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.

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 25

day of February, 19 88

WITNESS:

STATE OF ALA. SHELBY }
I CERTIFY THIS } (Seal)
INSTRUMENT WAS FILED }

Virginia W. Jones (Seal)
Virginia W. Jones (Seal)

88 FEB 25 PM 1:52

1. Deed Tax \$ 15.00 (Seal)
2. Misc Tax (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } JUDGE OF PROBATE

3. Recording Fee 2.50
4. Indexing Fee 1.00

I, the undersigned authority TOTAL 18.50 a Notary Public in and for said County, in said State, hereby certify that Virginia W. Jones, a married woman whose name s 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 25th day of February A. D., 19 88

Notary Public.