

THIS DEED WAS PREPARED WITHOUT EVIDENCE OR BENEFIT OF TITLE.

SEND TAX NOTICE TO:

(Name) Lewis E. Atchison
(Address) P.O. Box
Columbiana Al
35051

500

This instrument was prepared by
(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-3 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 TWENTY 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,

Dorothy A. Battle and husband, James W. Battle

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

Lewis E. Atchison and Sarah H. Atchison

(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 in the Town of Columbiana, Alabama, described as follows: Beginning at a point on the North line of Section 25, Township 21 South, Range 1 West, about 50 feet East of the Northwest corner of said Section and running East along Section line 335 feet, more or less, to the Northwest corner of L. C. Taylor lot, thence South about 15 degrees West along line of L. C. Taylor lot 210 feet, more or less, to the North line of a lane; thence West along the North line of said lane 335 feet, more or less, to the West line of said Section; thence North about 15 degrees East 210 feet, more or less, to the point of beginning.

BOOK 269 PAGE 411

Dorothy M. Atchison is now deceased, she died on 9-4-87, therefore doing away with her life estate as established in Deed Book 344, Page 399, in the Probate Office of Shelby County, Alabama.

1. Deed Tax	\$ 20.00
2. [unclear]	2.50
3. [unclear]	3.00
4. [unclear]	
5. [unclear]	1.00
6. [unclear]	
Total	\$ 26.50

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 30th day of November, 19 89.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY (Seal)
INSTRUMENT WAS FILED
89 DEC -8 AM 9:21
(Seal)

Dorothy A. Battle (Seal)
James W. Battle (Seal)

STATE OF ALABAMA }
Shelby COUNTY } Thomas A. [unclear]
JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dorothy A. Battle and James W. Battle, husband and wife, 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 30th day of November, A. D., 19 89

Just A. [unclear] Public