

SEND TAX NOTICE TO:

(Name) Homer C. Joiner

106 Stinson Rd

(Address) Columbiana AL 35051

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 Five Hundred and no/100 (\$500.00) DOLLARS

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

Homer Joiner, Executor of the Estate of Ione K. Horn, deceased, Probate Case No. 26-195

Probate Office of Shelby County, Alabama

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

Homer C. Joiner and Barbara H. Joiner

(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 in the SE 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, described as follows:

Commence at the SW corner of said 1/4-1/4 Section; thence run Easterly along the South line of said 1/4-1/4 a distance of 96.08 feet, more or less, to the SE corner of Sam Stinson lot; thence turn 88 degrees 20 minutes 30 seconds left and run Northerly along the East line of said Sam Stinson lot a distance of 157.30 feet, more or less, to the NW corner of the Charles H. Horton lot, and the point of beginning; thence continue last course a distance of 74.0 feet; thence turn 90 degrees 28 minutes 30 seconds right and run Easterly a distance of 135.0 feet; thence turn 89 degrees 31 minutes 30 seconds right and run Southerly a distance of 74.0 feet, more or less, feet to the Northeast corner of the Charles H. Horton lot; thence turn 90 degrees 28 minutes 30 seconds right and run Westerly a distance of 135.0 feet to the point of beginning.

Subject to taxes for 1990 and subsequent years.

Send TAX. 50
Per 2.50
Jud 3.00
Cert 1.00
7.00

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

day of January, 1990

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

90 JAN 12 AM 10:51

STATE OF ALABAMA

SHELBY

JUDGE OF PROBATE

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

hereby certify that Homer Joiner, as Executor of the Estate of Ione K. Horn, deceased, Probate Case No. 26-195, Probate Court of Shelby County, Alabama 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, in his capacity as said Executor.

Given under my hand and official seal this 12 day of January, A.D., 19 90