

SEND TAX NOTICE TO:

(Name) M.M. Argo, Jr. & Dorothy W. Argo
RT. 1, Box 256
(Address) Columbiana, Alabama 35051

981

This instrument was prepared by

(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 TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

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

M. M. Argo, Jr. and wife, Dorothy W. Argo and John Robert Smith, Jr., a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto

M. M. Argo, Jr. and wife, Dorothy W. Argo
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 11, Township 21 South, Range 2 West, consisting of 40 acres, more or less, situated in Shelby County, Alabama.

Subject to encumbrances, mortgages, and easements of record.

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1. Deed Tax	\$ 1.50
2. ...	\$ 2.50
3. ...	\$ 3.00
4. ...	\$ 1.00
5. ...	\$ 1.00
6. ...	\$ 1.00
Total	\$ 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, we have hereunto set our hand(s) and seal(s), this

day of January 1990
WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 JAN 15 AM 10:16

John Robert Smith, Jr. (Seal)
JUDGE OF PROBATE

M.M. Argo, Jr. (Seal)
Dorothy W. Argo (Seal)
John Robert Smith, Jr. (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that M. M. Argo, Jr. and wife, Dorothy W. Argo and John Robert Smith, Jr., a single man 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 11th day of January A. D., 19 90