

425

SEND TAX NOTICE TO:

(Name) Melba Carter Yancy
2042-D Montreat Circle
(Address) Birmingham, Alabama 35216

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. 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 Seventy-Eight Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Worth P. Odell and Charles McGeehon, as Co-Guardians of the Estate of Rozzie G. Batson,
an Adult in need of protective services, Circuit Court Case No. CV-83-036, Shelby County, AL.
(herein referred to as grantors) do grant, bargain, sell and convey unto

Melba Carter Yancy and Robert Kane

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

Shelby

County, Alabama to-wit:

Commence at the Southeast corner of the SW 1/4 of the NW 1/4 of Section 26,
Township 19 South, Range 3 West; thence run North along the East line of said
Quarter-Quarter Section 550.0 feet to a point on the North line of a 30.0
foot County Road and the point of beginning; thence turn 110 degrees 58 minutes
07 seconds to the left and run in a Southwesterly direction along said road for
162.60 feet; thence turn 31 degrees 58 minutes 07 seconds to the right and
continue in a Westerly direction along said County road for 40.0 feet; thence
turn 88 degrees 21 minutes 42 seconds to the right and run Northeasterly for
264.98 feet; thence turn 80 degrees 38 minutes 18 seconds to the right and run
East for 284.35 feet to an iron corner located on the Northwesterly line of a
30.0 foot County Road; thence turn 113 degrees 20 minutes 00 seconds to the
right and run Southwesterly along said road for 193.67 feet; thence turn 37
degrees 40 minutes 00 seconds to the right and continue Southwesterly along
said road for 68.20 feet to the point of beginning.
According to survey of Huddie Dansby, RLS #9128, dated May 8, 1989.

Situated in Shelby County, Alabama.

\$68,000.00 of the above recited consideration was paid from a mortgage recorded
simultaneously herewith.

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 April, 19 90.

WITNESS:

Worth P. Odell as Co-Guardian (Seal)
Worth P. Odell, as Co-Guardian of the
Estate of Rozzie G. Batson, an Adult (Seal)
in need of Protective Services, Circuit
Court Case No. CV-83-036 (Seal)

Charles McGeehon as Co-Guardian (Seal)
Charles McGeehon, as Co-Guardian of the
Estate of Rozzie G. Batson, an Adult (Seal)
in need of Protective Services, Circuit
Court Case No. CV-83-036 (Seal)

STATE OF ALABAMA

SHELBY COUNTY

STATE OF ALA. NOTARY P. L.
I CERTIFY THIS
INSTRUMENT WAS FILED

Deed TAX 10.00
Rec 2.50
Jud 3.00
Cut 1.00
16.50

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Worth P. Odell and Charles McGeehon, as Co-Guardians of the Estate of
Rozzie G. Batson, an adult in need of protective services, Case No. CV-83-036
whose names 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. in their capacity as Co-Guardians.

Given under my hand and official seal this 30th day of April, A.D., 19 90.

Mike T. Atchison