

SEND TAX NOTICE TO:

(Name) Jean I. Reed and Mary Katherine Reed

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) Columbiana, Alabama 35051

Form 1-1-4 Rev. 1982

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-one thousand and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
James D. Frangopoulos and wife, Becky M. Frangopoulos

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Jean I. Reed and Mary Katherine Reed

(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 Northeast corner of the Northeast quarter of the Southwest quarter of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama and run thence South 0 degrees 12 minutes 10 seconds east along the East line of said quarter-quarter a distance of 242.01 feet to the point of beginning of the property being described: Thence continue along the last described course a distance of 602.97 feet to a point on the north right of way line of Shelby County Highway No. 45 in a curve to the right having a radius of 3,658.00 feet; Thence run Northwesterly along said curve having a central angle of 7 degrees 38 minutes 32 seconds and a radius of 3,658.00 along subject right of way line an arc distance of 487.91 feet to a point; Thence run north 17 degrees 01 minutes 17 seconds east a distance of 213.49 feet to a point; Thence run north 44 degrees 30 minutes 20 seconds east a distance of 206.44 feet to a point; Thence run north 88 degrees 03 minutes 25 seconds East a distance of 212.66 feet to the point of beginning. Situated in Shelby County, Alabama.

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 4<sup>th</sup> day of October, 19 90.

WITNESS:

\_\_\_\_\_  
(Seal) James D. Frangopoulos (Seal)  
James D. Frangopoulos  
\_\_\_\_\_  
(Seal) Becky M. Frangopoulos (Seal)  
Becky M. Frangopoulos  
\_\_\_\_\_  
(Seal) Becky M. Frangopoulos (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Frangopoulos, husband of Becky M. Frangopoulos whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of October, A. D., 1990

SEE OTHER SIDE FOR OTHER ACKNOWLEDGMENT

Verona A. Beck

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STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county, in said State, hereby certify that Becky M. Frangopoulos, <sup>wife of James D. Frangopoulos,</sup> whose name 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 4 day of October, 1990.

*Dorothy Jackson*  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 OCT -5 AM 10:31  
*William R. J. ...*  
JUDGE OF PROBATE

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1. Notary Fee	\$ 21.00
2. ...	0
3. ...	0
4. ...	0
5. ...	0
6. ...	0
<b>Total</b>	<b>\$ 21.00</b>

THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP.  
TITLE Insurance  
BIRMINGHAM, ALA.

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

RETURN TO

TO