

SEND TAX NOTICE TO:

(Name) Margaret O. Blackmon, Lurlene B. Blackmon & Paul T. McCallum
(Address) P.O. Box 357, Columbiana, Ala. 35051

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(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 THIRTY-SIX THOUSAND AND NO/100 (\$36,000.00) DOLLARS

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

Beadie Davis, a widow

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

Margaret O. Blackmon, Lurlene B. Blackmon, and Paul T. McCallum

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

Shelby

County, Alabama to-wit:

That part of the NE 1/4 of the NW 1/4 of Section 35, Township 21, Range 1 West, described as follows: That part of the property that lies and is situated South of Alabama Highway No. 25 and is included in the property lying within the boundaries beginning at the NW corner of said NE 1/4 of the NW 1/4 of Section 35, Township 21, Range 1 West, and run along the West line thereof South 2 degrees 15 minutes East 545.7 feet; thence North 78 degrees 15 minutes East 248.2 feet; thence North 15 degrees East 516.3 feet to the North line of said 40 acres; thence South 85 degrees 15 minutes West 286.1 feet to the beginning point. It being understood and agreed by the parties hereto that that certain road leading from Alabama Highway No. 25 in a Southerly direction along the East line of the above described property is excepted herefrom as a public road. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Permits to Alabama Power Company recorded in Deed Book 147, page 392 in Probate Office of Shelby County, Alabama.
2. Right of way to Shelby County recorded in Deed Book 197, page 1, in said Probate Office.

Beadie Davis is the surviving grantee of Deed Book 297, page 745, and Garlie E. Davis, the other grantee, died on January 1, 1990.

\$32,000 of above purchase price was paid from mortgage executed 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, I have hereunto set my hand(s) and seal(s), this

day of August, 1991.

WITNESS:

4:00
2:50
4:00
1:00
91 AUG -7 PM 1:27

Beadie Davis (Seal)
(Beadie Davis) (Seal)
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beadie Davis 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 7th day of August, A.D., 1991

Laurie Bras (Seal)
Public