

4092 SEND TAX NOTICE TO:

(Name) Martia Lee Yates and wife
Lillie Mae Yates
(Address) 945 Linthicum Street
Tarrant, Alabama 35217

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head
(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 TWENTY-FIVE HUNDRED & NO/100 (\$2500.00) DOLLARS

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

Dorothy E. Wills, a widow

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

Martia Lee Yates and wife, Lillie Mae Yates

(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 SE corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 18, South, Range 1 East, thence run Westerly along the South line for 724.91 feet, thence turn 130°50'46" to the right and run Northeasterly for 1349.27 feet, thence turn 89°48'38" to the left and run Northwesterly for 53.99 feet to the point of beginning. Thence continue along same line for 214.59 feet, thence turn 90°00'04" to the right and run Northeasterly for 239.50 feet to a point on the Southerly right of way of Central of Georgia Railroad, thence turn 75°18'11" to the right and run Easterly and along said right of way for 220.82 feet, thence turn 104° 29'45" to the right and run Southwesterly for 295.48 feet to the point of beginning, and containing 1.315 acre, more or less.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 AUG 26 PM 4:17

JUDGE OF PROBATE

250
250
300
100
9.00

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 my have hereunto set my hand(s) and seal(s), this 26th day of August, 1991

WITNESS:

(Seal) _____ (Seal)
(Dorothy E. Wills)

(Seal) _____ (Seal)

(Seal) _____ (Seal)
Dorothy E. Wills (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy E. Wills 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 26th day of August, A.D., 19 91
Lawrence M. Fowler Notary Public