

This Instrument Prepared By:

Theresa A. Tkacik

Attorney at Law

2162 Highway 31 South

Pelham, Alabama 35124

Send Tax Notice To: Mr. and Mrs. Cloy D. Fuller

~~P.O. Box 877~~

~~Wister, Ok. 74966~~

PO Box 794  
Alabaster, Al. 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Four Thousand Two Hundred Dollars and No/100's (\$4,200.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, MICHAEL PATRICK O'CONNOR, JR. and wife, CAROL THORNTON O'CONNOR, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto CLOY D. FULLER and wife, KAYE M. FULLER, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 21, as shown on a Map entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller, on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the North right of way line of Center Avenue and the West right of way line of Cotten Street, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama: thence Northerly along the said right of way line of Cotten Street for 381.79 feet to the point of beginning: thence 88 deg. 44 min. 15 sec. left, and run Westerly for 179.00 feet; thence 88 deg. 44 min. 15 sec. right, and run Northerly for 120.00 feet; thence 91 deg. 15 min. 45 sec. right and run Easterly for 179.00 feet to a point on the West right of way line of Cotten Street; thence 88 deg. 44 min. 15 sec. right, and run Southerly for 120.00 feet to the point of beginning; being situated in Shelby County, Alabama.

There is excepted here from the South 70 feet of uniform width of the above described lot, all being situated in Shelby County, Alabama.

Transmission line permit(s) to Alabama Power Company as shown by instruments recorded in Deed Book 113, Page 366; Deed Book 127, Page 309; Deed Book 180, Page 286, and Deed Book 225, Page 273, in the Shelby County Probate Office.

Right(s)-of-Way(s) granted South Central Bell by instrument(s) recorded in Deed Book 285, Page 508, in the Shelby County Probate Office.

Right(s)-of-Way(s) granted Alabama Power Company by instrument(s) recorded in Deed Book 226, Page 1, in the Shelby County Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 72, page 538, in the Shelby County Probate Office.

Easement(s) to Alabaster Water Company as shown by instrument recorded in Deed Book 146, Page 211 in the Shelby County Probate Office.

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.

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002 MCD 13.50

Inst # 1993-16715

And We do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees (whether one or more) their heirs and assigns, that We are lawfully seised in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that We have a good right to sell and convey the same as aforesaid; that We will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees (whether one or more), their heirs and assigns forever.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s) this the 9<sup>th</sup> day of June, 1993.

Michael P. O'Connor Jr. Seal

Carol Thornton O'Connor Seal

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that MICHAEL PATRICK O'CONNOR, JR. and wife, CAROL THORNTON O'CONNOR, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my and official seal this the 9<sup>th</sup> day of June, 1993.

Heresa A. Macis  
Notary Public  
MY COMMISSION EXPIRES SEPTEMBER 19, 1994  
My Commission Expires: \_\_\_\_\_

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