

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Frank W. Hendon
2827 St. Patrick Place
(Address) Helena, AL 35080

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office 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 Twenty-Five Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Samuel C. Phelps and wife, Wanda S. Phelps

(herein referred to as grantors) do grant, bargain, sell and convey unto
Connie L. Hendon and Frank W. Hendon, Jr.

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

Shelby

County, Alabama to-wit:

Lot 16, according to the survey of CHESTNUT GLENN, as recorded in Map Book
10, Page 103, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 1994 and subsequent years, easements, restrictions, rights
of way, and permits of record. Minerals and mining rights previously excepted.

\$ 16,000.00 of the above recited purchase price was paid from a mortgage
recorded simultaneously herewith.

Inst # 1994-01385

01/12/1994-01385
03:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 20.00

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, we have hereunto set our hand(s) and seal(s), this 7th

day of January, 19 94

WITNESS:

_____(Seal)

Samuel C. Phelps (Seal)
Samuel C. Phelps

_____(Seal)

_____(Seal)

_____(Seal)

Wanda S. Phelps (Seal)
Wanda S. Phelps

STATE OF ALABAMA

MONROE COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Samuel C. Phelps, a married man
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 7th day of January, A. D., 19 94

SEE REVERSE SIDE FOR ADDITIONAL ACKNOWLEDGEMENT.

Julene Conley

Notary Public.

Inst # 1994-01385

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared WANDA S. PHELPS, a married woman, 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 7 day of January, 1994.

Eulene C. C. C. C.
Notary Public

My commission expires: 10-1-96

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