

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) Jay Paul Ackley

(Address) 908 Burnt Pine Drive  
Maylene, Alabama 35115

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.

(Address) 100 Concourse Parkway, Suite 350, Birmingham, Alabama 35244

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 SEVENTY FOUR THOUSAND FIVE HUNDRED AND NO/100THS (\$74,500.00) --- DOLLARS

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

Paul C. Merchant and wife, Tammy Merchant

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

Jay Paul Ackley and wife, Mary Margaret Ackley

(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 5, according to the Survey of Eagle Wood Estates, - Third Sector, as recorded in Map Book 7, Page 92, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$73,902.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-02352

01/21/1994-02352  
01:02 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

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 here 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 20th

day of January, 1994.

WITNESS:

\_\_\_\_\_  
(Seal)

C. H. Delon  
(Seal)

\_\_\_\_\_  
(Seal)

Paul C. Merchant  
(Seal)

Tammy Merchant  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

\*SEE ADDITIONAL NOTARY ON BACK\*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tammy Merchant 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 15th day of January, A. D., 1994

C. H. Delon  
Notary Public.  
My Comm. expires 01/30/97

Inst # 1994-02352


State of Alabama) County of Shelby)

I, the undersigned, hereby certify that Paul C. Merchant, 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 of same bears date.

GIVEN UNDER MY HAND THIS 20th day of January, 1994.

My Commission Expires:

3/5/95

  
Notary Public

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3-5-95

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