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This instrument prepared by:
John Hollis Jackson, Jr.
Attorney at Law
P. O. Box 1818
Clanton, AL 35045

WARRANTY DEED TO PERFECT TITLE

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One and no/100 (\$1.00) DOLLAR and to perfect title to lands as described in those certain warranty deed recorded as Instrument No. 1994-13729 in the Office of the Judge of Probate of Shelby County, Alabama, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, JoAnn M. Stephens and husband, John W. Stephens (herein referred to as grantors) do grant, bargain, sell and convey unto JoAnn M. Stephens and husband, John W. Stephens (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in Chilton County, Alabama, to-wit:

The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 24, North, Range 13 East, Shelby County, Alabama.

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 we do for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good

John Stephens
P.O. Box 707 - Calera AL 35040

08/29/1994-26673
10:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCS

Inst. 1994-26673

JOHN HOLLIS JACKSON, JR.
ATTORNEY AT LAW
SECOND AVENUE SOUTH
POST OFFICE BOX 1818
CLANTON, ALABAMA 35045

(205) 755-8004
(205) 755-8009

Inst. 1994-26673

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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 25 day of August, 1994.

JoAnn M. Stephens
JoAnn M. Stephens

John W. Stephens
John W. Stephens

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JoAnn M. Stephens and husband, John W. Stephens, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of August, 1994.

James S. Chapman
Notary Public

Address of Grantees:
P. O. Box 707
Calera, AL 35040

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08/29/1994-26673
10:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50