

SEND TAX NOTICE TO:

(Name) L. E. Lessenberry

(Address) 101 Stratford Circle

Pelham, AL 35124

This instrument was prepared by

(Name) Townes, Woods & Roberts P.C.

P.O. Box 96

(Address) Gardendale, AL 35071

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

JEFFERSON

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Five Thousand and NO/100--(\$125,000.00)----- DOLLARS

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

Donna N. Nix, an unmarried woman

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

L. E. Lessenberry and wife, S. Ruth Lessenberry

(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 55, according to the Map and Survey of Stratford Place, Phase IV, as recorded in Map Book 14, page 69, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

Inst # 1995-02799

02/01/1995-02799  
10:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HCB 133.50

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 have hereunto set my hand(s) and seal(s), this 30th day of January, 1995

WITNESS:

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

Donna N. Nix  
(Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna N. Nix, an unmarried 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 30th day of January, A. D., 1995

[Signature]  
Notary Public

Inst # 1995-02799