

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

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Inst # 1995-04784

02/23/1995-04784
01:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
60.50
002 HCB

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Forty-Nine Thousand Five Hundred and no/100 (\$49,500.00) DOLLARS to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, John R. Sample and wife, Suzan M. Sample (herein referred to as grantors) do grant, bargain, sell and convey unto Charles M. Maxwell and wife, Glenda G. Maxwell (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 15, according to the survey of Oakdale Estates, as recorded in Map Book 5, Page 98 in the Probate Office of Shelby County, Alabama; being situated in 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 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 22nd day of February, 1995.

John R. Sample
John R. Sample
Suzan M. Sample
Suzan M. Sample

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John R. Sample and wife, Suzan M. Sample, 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 22nd day of February, 1995.

Jimmy S. Dorman
Notary Public
Inst # 1995-04784

Address of Grantees:
1411 Mission Hills Road
Montevallo, AL 35115

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