

Send Tax Notices to:

John E. Townsend
Alison W. Townsend
5287 Jameswood Lane
Birmingham, AL 35244

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
JEFFERSON COUNTY)

That in consideration of Ten and no/100--(\$10.00)-Dollars and other good and valuable consideration to the undersigned Grantor(s), Drexel C. Rankin and wife, Patricia E. Rankin, (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto the said John E. Townsend and Alison W. Townsend (herein referred to as Grantees) as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Lot 42, Jameswood Third Sector as recorded in Map Book 11, Page 109 in the Office of the Judge of Probate, Shelby County, Alabama; thence run East along the North line of said Lot for a distance of 45.00 feet; thence turn an interior angle to the left of 66 degrees 29 minutes 12 seconds and run in a Southwesterly direction for a distance of 109.04 feet to a point on the Easterly line of Lot 43 of said Subdivision; thence turn an interior angle to the left of 24 degrees 22 minutes 14 seconds and run in a Northerly direction for a distance of 100.00 feet to the point of beginning. Minerals and mining rights excepted.

Subject to:

1. Advalorem taxes for the current tax year 1995.
2. Easements, restrictions and reservations of record.

TO HAVE AND TO HOLD, to 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 do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, the heirs and assigns forever, against the lawful claims of all persons.

Inst # 1995-12440

05/12/1995-12440
08:57 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1995-12440

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
24th day of March, 19 95.

Drexel C Rankin
Drexel C. Rankin

Patricia E Rankin
Patricia E. Rankin

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Drexel C. Rankin and wife, Patricia E. Rankin, 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 on this the 24th day of MARCH, 1995

Charles H. H. H. H.
NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: _____

My Commission Expires: JUN 31, 1997

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