

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) Ray Brown
1104 Kent Dairy Road
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) M. Smith

(Address) Shelby, Alabama 35143

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 Twelve Thousand Nine Hundred & Fify Two & ninety Cents. (\$12,952.90) DOLLARS

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

CHARLES R. ATTAWAY AND WIFE, EDNA SUE ATTAWAY
(herein referred to as grantors) do grant, bargain, sell and convey unto

RAY BROWN AND WIFE AGNES JEAN BROWN
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

07/25/1995-19654
02:25 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
\$1.50

SHELBY County, Alabama to-wit:

Commence at the northwest corner of Section 15, Township 21 South, Range 3 west, Shelby County, Alabama and run thence South 89 degrees 31 minutes 41 Seconds East, 1,308.59 feet to a point; Thence run South 00 degrees 03 minutes 27 seconds West, 469.04 feet to the point of beginning of the property, Parcel 1, being described; Thence continue along last described course 335.42 feet to a pont; Thence run North 80 degrees 48 minutes 55 seconds West, 358.40 feet to a point on the easterly margin of a public street or road; Thence run North 42 degrees 42 minutes 03 seconds East along said margin of said street or road 100.32 feet to a point; Thence run North 14 degrees 53 minutes 05 seconds, East along same said margin of same said street or road 215.02 feet to a point; Thence run South 89 degrees 10 minutes 37 seconds, East a distance of 230.90 feet to the point of beginning. Containing 2.0 acres. According to the survey of Joseph E. Conn, Jr., Alabama PLS No. 9049, dated April 21, 1995.

Subject to easements, restrictions and rights of way of record.

Grantees agree land to be used for residence and mobile home will only be used until permanet residence is built. No other mobile homes are to be moved onto this property.

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, we have hereunto set our hand(s) and seal(s), this 7

day of July, 1995

WITNESS:

(Seal)

(Seal)

(Seal)

Charles R. Attaway (Seal)
Charles R. Attaway
Edna Sue Attaway (Seal)
Edna Sue Attaway (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned a Notary Public in and for said County, in said State,
Charles R. Attaway and wife, Edna Sue Attaway
hereby certify that
whose name 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 7 day of July, A. D., 1995

Ophelia R. Wyatt
Notary Public.

Inst # 1995-19654