

This instrument prepared by:  
John N. Randolph, Attorney  
Sirote & Permut P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
Larry R. Skipper  
Ellen D Skipper  
15 Florey Street  
Vincent, Al

## WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Thirty Thousand and 00/100 Dollars (\$30,000.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **James A. Hairston and wife, Margaret B. Hairston** (herein referred to as grantors) do grant, bargain, sell and convey unto **Larry R. Skipper and Ellen D. Skipper** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I: Begin at the Southeast corner of Block "H" and the Southwest corner of Third Street, Map of Vincent, Alabama, as recorded in Map Book 3, page 51, in the Judge of Probate Office, Columbiana, Alabama, thence run in a Northeasterly direction along the line of Block "H" and Third Street, a distance of 31.67 feet; thence turn an angle of 55 degrees 47 minutes to the right and run a distance of 43.67 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 52.93 feet; thence turn an angle of 124 degrees 13 minutes to the right and run a distance of 67.25 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 100.00 feet to the right of way of the center of Georgia Railroad and the line of Lot 6, Block "F"; thence turn an angle of 90 degrees 00 minutes to the right and run along said Railroad R/W a distance of 73.60 feet to the point of beginning.

PARCEL II: Begin at the Southeast corner of Block "H" and the Southwest Corner of Third Street, Map of Vincent, Alabama, as recorded in Map Book 3, page 51, in the Judge of Probate Office, Columbiana, Alabama, thence run in a Northeasterly direction along the line of Block "H" and Third Street, a distance of 31.67 feet; thence turn an angle of 124 degrees 13 minutes to the left and run a distance of 56.32 feet to the right of way of the Central of Georgia Railroad; thence turn an angle of 145 degrees 47 minutes to the left and run along said Railroad R/W, a distance of 46.57 feet to the point of beginning.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Mineral and mining rights and rights incident thereto recorded in Volume 355, page 338, in the Probate Office of 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 2nd of August, 1995.

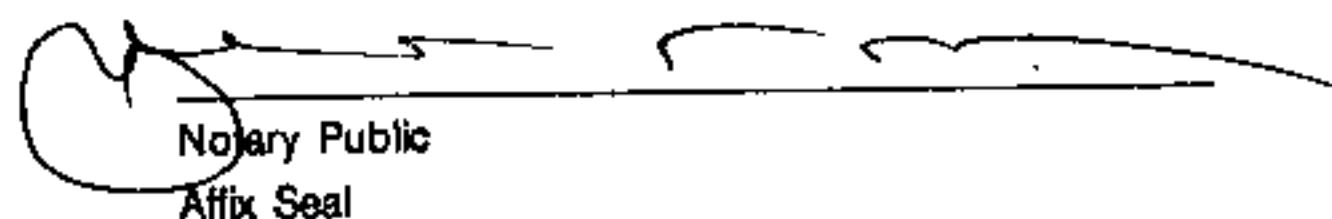
 (Seal)  
James A. Hairston

 (SEAL)  
Margaret B. Hairston

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Hairston and wife, Margaret B. Hairston 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 2nd day of August, 1995.

  
Notary Public  
Affix Seal

08/03/1995-20836  
12:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCO 38.50

93802-5661 # 1501

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