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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:

4500

This instrument was prepared by

Central State Bank
P. O. Box 180
Calera, AL 35040

(Name) Jerry L. Hamilton
45 Lucas Lane
Montevallo, AL 35115

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 115 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.

Inst # 1996-11170
04/05/1996-11170
11:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEA 3.50

That in consideration of

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Dalton Hamilton and wife, Nellie Hamilton

(herein referred to as grantors) do grant, bargain, sell and convey unto
Jerry L. Hamilton and wife, Debby H. Hamilton

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to wit:

From the NW corner of Section 12, Township 24 North, Range 12 East, Shelby County, Alabama, run a tie line South 00 degrees 16 minutes 33 seconds East 1142.52 feet; thence South 79 degrees 14 minutes 59 seconds East 502.41 feet; thence South 79 degrees 42 minutes 24 seconds East 155.02 feet to the beginning point of subject lot; from said point, continue said course 246.72 feet; thence South 05 degrees 39 minutes 51 seconds West 428.99 feet; thence South 61 degrees 05 minutes 20 seconds East 210.00 feet; thence South 06 degrees 35 minutes 18 seconds West 22.30 feet; thence South 00 degrees 01 minutes 25 seconds East 233.25 feet; thence South 01 degrees 09 minutes 32 seconds West 225.36 feet to the Northerly right of way line of Lucas Lane; thence along said right of way line (a curve concave left having a central angle of 04 degrees 00 minutes 02 seconds with a radius of 407.88 feet) an arc distance of 28.48 feet; thence deflect from the chord of said curve and run North 00 degrees 33 minutes 27 seconds East 407.61 feet; thence North 53 degrees 10 minutes 00 seconds West 405.82 feet; thence North 53 degrees 10 minutes 01 seconds West 76.92 feet; thence North 05 degrees 14 minutes 26 seconds East 361.59 feet, back to the beginning point.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$ 115,974.40 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 and seal, this 2nd

day of April, 19 96

WITNESS:

(Seal)

Dalton Hamilton
Dalton Hamilton

(Seal)

(Seal)

Nellie Hamilton
Nellie Hamilton

(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dalton Hamilton and wife, Nellie Hamilton 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

April

A. D. 19 96

Lilly Collins
Notary Public