

SEND TAX NOTICE TO:

(Name) John C. Reed

(Address) 108 Reed Dr.  
Columbiana Al.

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

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 Two Thousand and no/100 ----- DOLLARS

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

Willie Sutton, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

John C. Reed and Helen V. Reed

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

Shelby County, Alabama to-wit:

Beg. 218 feet East of SW corner of NE 1/4 of SW 1/4; thence North 210 feet; East 210 feet; South 210 feet; West 210 feet to point of beginning, situated in Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

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

Willie Sutton is the surviving grantee in that certain deed recorded in Deed Book 358, Page 258. The other grantee, Mose Sutton died on July, 1989.

Inst # 1997-40138

12/10/1997-40138  
09:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCB 10.30

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, I have hereunto set my hand(s) and seal(s), this 9 day of December, 1997.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Willie Sutton (Seal)  
Willie Sutton

STATE OF ALABAMA

Shelby COUNTY }

the undersigned authority

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that Willie Sutton whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of December, A. D., 1997.

Martha S. Wilder  
Notary Public

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