

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 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 ONE HUNDRED & NO/100 (\$100.00) DOLLARS

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

Jim Lilly, an unmarried man

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

Cary C. Lilly

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

Shelby

County, Alabama to-wit:

A certain Lot or parcel of land located in the Town of Montevallo, in the Northwest Quarter of Fractional Section Three(3) Township Twenty-Four(24), North, Range Twelve(12) East, and particularly described by the following metes and bounds, to-wit: Beginning at South-west corner of intersection of Dauphin & Commerce Streets, thence westerly along the South Side of Commerce St. and perpendicular to Dauphin Street a distance of 200 ft. to point of beginning of lot described as follows; From this point Southerly and parallel with West side of Dauphin 128 feet; thence westerly and parallel Commerce Street 50 ft.; thence northerly and perpendicular to Commerce St. 128 ft. to south side of Commerce St.; thence easterly on south side of Commerce St. 50 feet to point of beginning, and being the same property heretofore conveyed to Laura A. Cottingham on April 19, 1968, as shown by deed recorded in Deed Book 257 at page 545, Office of Judge of Probate of Shelby County, Alabama.

The grantor warrants that his wife, Charlotte Lilly, died on May 14, 1982, while a resident 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 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 19th

day of September

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Deed TAX .50
Rec 1.50
Ind 1.00

3.00

1983 SEP 19 AM 10:38

Judge of Probate

(JIM LILLY)

Jim Lilly

STATE OF ALABAMA

SHELBY

COUNTY

the undersigned

I, _____, a Notary Public in and for said County, in said State,

hereby certify that Jim Lilly, an unmarried man

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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 19th

day of

September

A. D. 19 83.

P.O. Box 289
Montevallo, AL 35115

Notary Public.