

SEND TAX NOTICE TO:

(Name) Joe H. Blackwell + Hazel A. Blackwell
(Address) 2336 Tanglewood Brook Lane
Birmingham, Al 35243

2338

This instrument was prepared by

(Name) Kathryn C. Fallon

(Address) 6102 Valley Station Road, Helena, Alabama 35080

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 SIXTEEN THOUSAND FIVE HUNDRED and NO/100 DOLLARS

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

EMMETT W. CLOUD and wife MARGARET B. CLOUD

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

JOE H. BLACKWELL and wife HAZEL A. BLACKWELL

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

Shelby

County, Alabama to-wit:

Lot 20 according to the Survey of Quail Run, Phase II, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama.

Easements and building line as shown on recorded map.

Covenants, conditions and restrictions contained in instrument filed in Misc. Book 28, Page 859; and Misc. Book 29, Page 15, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 319, Page 61, and Deed Book 101, Page 523, in the Probate Office of Shelby County.

Agreement with River Oaks Development Co. and Alabama Power Company, recorded in Misc. Book 16, Page 829, in said Probate Office.

Condemnation for I-65 recorded in Lis Pendens 5, Pages 423 and 527, in said Probate Office.

Alabama Gas Corporation right of way as shown by Deed Book 206, Page 21.

Agreement with Alabama Power for underground residential distribution as recorded in Misc. Book 29, Page 16, in said Probate Office.

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 myself (ourselves) and for my (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 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 8th

day of November, 19 83

WITNESS:

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

1983 NOV 18 AM 9:21

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emmett W. Cloud and Margaret B. Cloud whose name S 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of November, A. D., 19 83

Jefferson Land Title Services Co., Inc.

P. O. BOX 10481

BIRMINGHAM, ALABAMA 35201

Kathryn C. Fallon

Notary Public.