

1846

(Name) _____

This instrument was prepared by

(Address) _____

(Name) MICHAEL L. MURPHY, Attorney at Law(Address) 442 Walnut Street, Centreville, Alabama 35042

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 Five Hundred and no/100 (\$500.00) DOLLARS
and other valuable consideration

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

ZOLLIE S. COWART, JR., and wife, SARA M. COWART

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

✓ ZOLLIE S. COWART, III and SUSANNA S. COWART

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

SHELBY

County, Alabama to-wit:

SW 1/4 of SE 1/4 of NE 1/4 and W 1/2 of NE 1/4 of SE 1/4, all in Section 19,
Township 22, Range 2 West, Shelby County, Alabama.

All mineral and mining rights are hereby reserved.

Subject to easements and restrictions of record.

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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(s) and seal(s), this 30th day of January, 19 84.

WITNESS:

Deed TAX \$50
Rec 1.50
Ind 1.00
3.00 1984 JAN 30 PM 1:20
(Seal)

Zollie S. Cowart Jr. (Seal)
Sara M. Cowart (Seal)
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Zollie S. Cowart, Jr. and wife, SARA M. COWART 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

30th

day of

January

A. D. 19 84