

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. James W. Blackmon
Route 1, Box 393
(Address) Wilsonville, Alabama 35186

This instrument was prepared by

621

(Name) Wade H. Morton, Jr., Attorney at Law
Post Office Box 1227
(Address) Columbiana, Alabama 35051-1227

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 THOUSAND ONE HUNDRED SEVENTY and NO/100 (\$1,170.00) - - - - DOLLARS

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

FRANCES L. PHELPS, a married woman; and MARY L. REVIS, a widow,

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

JAMES W. BLACKMON and wife, MAXINE A BLACKMON,

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

Shelby

County, Alabama to-wit:

The South 25.5 feet of the E $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama, containing 0.39 acre, according to the survey revision dated January 25, 1984 by Frank W. Wheeler, Alabama Registered Land Surveyor No. 3385.

SUBJECT only to taxes for 1984 and subsequent years. 1984 taxes are a lien, but not due and payable until October 1, 1984.

The above described parcel of land is not the homestead of the Grantors.

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 9th

day of February, 19 84.

WITNESS:

Deed TAX 1.50
Rec 1.50
Insd 1.00
4.00

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED
1984 FEB 15 AM 10:44 (Seal)
JUDGE OF PROBATE

Frances L. Phelps (Seal)
Frances L. Phelps

Mary L. Revis (Seal)
Mary L. Revis

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances L. Phelps, a married woman; and Mary L. Revis, a widow, 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 9th

day of

February

1984

Return to Wade Morton

Wade H. Morton
Notary Public.