

1264

SEND TAX NOTICE TO:

(Name) RICHARD L. TAYLOR

(Address) RT. 2 BOX 65 MONTEVALLO
35115

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(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 SEVEN THOUSAND AND NO/100 (\$7,000.00) ----- DOLLARS

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

Ian Thomas Frost and wife, Theresea Ann Selby Frost

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

✓ Richard L. Taylor and wife, Debra J. Taylor

(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 part of the NE $\frac{1}{4}$ Section 11, Township 24, Range 12 East, Shelby County, described as follows: Begin at NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run thence Southerly along the Western boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 139 feet to a point; thence turn to left and run Easterly parallel with the Northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 313 feet to a point; thence turn to the left and run Northerly parallel with the Western boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 139 feet to a point on the Northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence turn to the left and run Westerly along Northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 313 feet to a point of beginning. Containing one acre, more or less.

Grantees herein assume the indebtedness on that certain first mortgage in favor of Mid-State Homes.

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

1984 JUN 29 PM 1:04

Thomas C. [Signature]
JUDGE OF PROBATE

Rec'd Tax - 7.00
Rec 1.50
Ind 1.00
950

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

day of _____, 19 84

WITNESS:

Carolyn S. Owens (Seal)

Jack P. [Signature] (Seal)

Kim [Signature] (Seal)

Ian Thomas Frost (Seal)
Ian Thomas Frost

Theresea Ann Selby Frost (Seal)
Theresea Ann Selby Frost

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Ian Thomas Frost and wife, Theresea Ann Selby Frost

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 29 day of June, 19 84

My Commission Expires July 21, 1987

Notary Public

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