

(Name) James S. Dawson

This instrument was prepared by

(Address) Rt 1, Box 27, Montevallo, Al 35115(Name) James O. Standridge(Address) P.O. Box 562, Montevallo, Al 35115

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 Fifty Thousand and no/00 DOLLARS

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

LESTER STEPHENS JR. and wife, CAROLYN L. STEPHENS

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

JAMES S. DAWSON and wife, SUSAN J. DAWSON

(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 parcel of land situated in the SE 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW Corner of the SE 1/4 of the NE 1/4 of Section 3 and go S 1 deg. 59' 30" E along the West boundary of said 1/4-1/4 section 889.38 feet to the point of beginning; thence continue S 1 deg. 59' 30" E for 420.00 feet to the North boundary of Highway 22; thence N 73 deg. 59' E along said North boundary 210.00 feet; thence N 1 deg. 59' 30" W for 420.00 feet; thence S 73 deg. 59' W for 210.00 feet to the point of beginning, containing 1.96 acres, more or less.

Subject to: Easements and restrictions of record.

Grantors herein restrict the use of the land hereby conveyed to maximum of two dwellings and no mobile homes.

Grantees herein executed a purchase money mortgage in the amount of \$ 45,000.00 as a portion of the consideration herein stated.

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 11thday of August 19 84.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
153 - 907
1984 AUG 14 AM 8:45

deed tax - 5.00
Rec 2.50
Seal 1.00
8.50

Lester Stephens Jr. (Seal)
Carolyn L. Stephens (Seal)

James O. Standridge, Jr. (Seal)
JUGGLER & FISCAL

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lester Stephens Jr. and wife, Carolyn L. Stephens 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 11th day of AugustA. D., 19 84My Commission Expires: 1986 Notary Public