

This instrument was prepared by

(Name) JAMES RUSSELL DRIVER  
P. O. BOX 885  
(Address) GALERA, ALABAMA 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Dollars DOLLARS

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

JAMES RUSSELL DRIVER and wife, BETTY ANN DRIVER  
(herein referred to as grantors) do grant, bargain, sell and convey unto

LOLA DRIVER, A Widow

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

Shelby County, Alabama to-wit:

One acre of land in the North  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows:  
Commence at the SW Corner of said North  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ;  
Thence run East along the South line of said twenty acres a distance of 130.0 feet, more or less, to a point 270 feet West of the centerline of Shelby County Highway #224;  
Thence continue last course a distance of 270.0 feet;  
Thence run Northeasterly along said centerline a distance of 210.0 feet;  
Thence run West a distance of 270.0 feet;  
Thence run Southwesterly and parallel with said road a distance of 210.0 feet to the Point of Beginning.

BOOK 015 PAGE 522

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 5th

day of November, 19 84

WITNESS:

Receipt TAX 1.00  
Dec 3.50  
Tud 1.00  
4.50  
1985 JAN 21 AM 9:28 (Seal)

James R. Driver (Seal)  
Betty Driver (Seal)  
\_\_\_\_\_ (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES RUSSELL DRIVER and wife, BETTY ANN DRIVER whose name 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 5th day of November A. D., 19 84

Form 31-A

Laura Smith Willis  
Notary Public.

Jan. Walker House, Inc. My Commission Expires: 8-11-85