

SEND TAX NOTICE TO:

(Name) Marvin Knapp and Mildred Knapp  
Route 1, Box 2284  
(Address) Shelby, Alabama 35143

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-15 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 TWELVE THOUSAND AND NO/100 (\$12,000.00) DOLLARS

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

Ricky David Arnold, an unmarried man

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

✓ Marvin Knapp and wife, Mildred Knapp

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

Shelby

County, Alabama to-wit:

Lot 3, according to the Map of "Lacoosa Acres" as recorded in the Probate Office of Shelby County, Alabama in Map Book 6, page 45.

SUBJECT to set back lines and restrictions as shown on map of said subdivision.

SUBJECT to Protective Covenants for said Lacoosa Acres as recorded in Misc. Book 11, page 106 in said Probate Office, and subject to any other easements and rights of way of record.

The grantor will pay the advalorem taxes on said property which will become due and payable on October 1, 1985.

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

1985 JUN 24 AM 10:50

Thomas W. Henderson, Jr.  
JUDGE OF PROBATE

Deed tax - 12.00  
Rec. 2.50  
Ind. 1.00  
15.50

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, I have hereunto set my hand(s) and seal(s), this 24<sup>th</sup>

day of June, 19 85

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Ricky David Arnold  
(Ricky David Arnold) (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

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

hereby certify that Ricky David Arnold, an unmarried man

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of June, A.D., 19 85.

\_\_\_\_\_  
Notary Public.