

(Name) Margaret Ann Montgomery

(Address) Helena, Alabama 35080

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

20,000.00

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) AND LOVE AND AFFECTION DOLLARS

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

Margaret Nash Montgomery, a widow

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

Margaret Ann Montgomery and Margaret Nash Montgomery

(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 1 in Block 8 in the Town of Helena, Alabama, according to survey and map by Joseph Squire and further described as follows: Commence at the N.W. corner of said Block, thence South along 3rd Street 50 feet, thence East 288 feet to Branch Alley, thence North along said alley 50 feet to 1st Avenue, thence West along 3rd Avenue 270 feet to point of beginning, being a part of the SW $\frac{1}{4}$ of Section 15, Township 20, Range 3 West.

Also, Lots Nos. 2, 3, 4 in Block No. 8 in the Town of Helena, Alabama, according to survey and map of said Town by Joseph Squire in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 15, Township 20, Range 3 West.

BOOK 048 PAGE 890

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 13th day of November, 19 85

WITNESS:

Deeds TAX 20.00
Rec 2.50
Jud 1.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
23.50 1985 NOV 13 AM 10:43

Margaret Nash Montgomery
Margaret Nash Montgomery (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority hereby certify that Margaret Nash Montgomery, a widow whose name is signed to the foregoing conveyance, and who she known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, A. D., 19 85

Leonard M. J. J. J.
Notary Public.