

(Name) Barry D. Tipton
 Route 2 Box 47-C
 (Address) Calera AL 35040

This instrument was prepared by

(Name) Mitchell A. Spears(Address) P.O. Box 91, 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 Six Thousand Dollars and 00/100 (\$56,000.00) DOLLARS
 (\$55,000.00 of said consideration is secured by two (2) separate mortgages)
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Rex J. McDonald and wife, Patricia L. McDonald

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

Barry D. Tipton and wife, Lynn Tipton

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

Shelby

County, Alabama to-wit:

Part of SW $\frac{1}{4}$ - SE $\frac{1}{4}$ of Section 8, Township 22 South, Range 1 West and more particularly described as follows:

Point of beginning being the SE corner of the SW $\frac{1}{4}$ - SE $\frac{1}{4}$ of said Section 8, Township 22 South, Range 1 West, thence run west along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 330.0 ft.; thence turn an angle to the right of 90° 57' and run north a distance of 56.3 ft. to the centerline of a dirt road; thence turn an angle to the right of 90° 25' and run east a distance of 103.0 ft.; thence turn an angle to the left of 53° 53' and run northeasterly a distance of 381.50 ft. to the east line of the southwest quarter of the southeast quarter; thence turn an angle to the right of 143° 28' and run south along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 356.68 ft. to the point of beginning, being situated in Shelby County, Alabama.

Less and except that portion for the dirt road right-of-way.

Subject to: First Mortgage to Jefferson Federal Savings and Loan Association and second Mortgage to Rex J. McDonald and wife, Patricia L. McDonald.

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 December, 1985

WITNESS:

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

1985 DEC -5 AM 10:51

PUBLIC

STATE OF ALABAMA
SHELBY COUNTY

JUDGE OF PROBATE

Rex J. McDonald

Patricia L. McDonald

Deed TAX 1.00

Rec 2.30

Jud 1.00

4.50

I, the undersigned

hereby certify that Rex J. McDonald and Patricia L. McDonald

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before

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

2

day of

DecemberA.D., 1985

Notary Public.