

This instrument was prepared by

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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 One Dollar (\$1.00) and other good and valuable consideration DOLLARS

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

Bobby E. Coston

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

Bobby E. Coston and wife, Bonnie F. Coston

(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 part of the NW 1/4 of NW 1/4, Section 22, Township 21 South, Range 3 West, more particularly described as follows: Commence at the northeast corner of NW 1/4 of NW 1/4 of said Section 22, Township 21, Range 3 West and run thence westerly along the north boundary of said quarter-quarter section 437.42 feet to a point; thence turn an angle of 90 deg. to the left and run thence southerly and parallel with the east boundary of said quarter-quarter section 939.19 feet to the point of beginning of the land herein conveyed; thence continue southerly and parallel with the east boundary of said quarter-quarter section 215.35 feet to the north boundary of a County Road; thence turn an angle of 90 deg. to the right and run thence westerly along the north boundary of a county road 208.71 feet to the east boundary of a proposed street; thence turn an angle of 90 deg. to the right and run thence northerly along the east boundary of said street and parallel with the east boundary of said quarter-quarter section 215.35 feet to a point; thence turn an angle of 90 deg. to the right and run thence easterly 208.71 feet to the point of beginning, containing 1.032 acres, more or less; however, there is excepted herefrom the highway right-of-way.

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 21<sup>st</sup>

day of January, 1986.

WITNESS:

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

Seal - 50  
Rec 2.50  
(Seal) 1.00  
Ind #00  
(Seal)

Bobby E. Coston (Seal)  
Bobby E. Coston (Seal)

1986 JAN 22 AM 10:00

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

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

hereby certify that Bobby E. Coston is 18 known to me, acknowledged before me

whose name is signed to the foregoing conveyance, and who he executed the same voluntarily 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 21<sup>st</sup> day of January, A. D., 1986

Anne Ferguson Notary Public.