

SEND TAX NOTICE TO:

(Name) Charles O. Tidmore

(Address) P.O. Box 1114
Columbiana, Al. 35051

This instrument was prepared by

(Name) James O. Standridge, Attorney
Post Office Box 1
(Address) Montevallo, Alabama 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 Three Hundred Fifty Thousand (\$350,000.00) DOLLARS

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

James G. Alston and wife, Carol L. Alston

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

Charles Oliver Tidmore and wife, Beverly Joyce Tidmore

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

Shelby County, Alabama to-wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION.

\$62,885.00 of the above consideration was paid from a mortgage recorded simultaneously herewith.

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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 1st day of April, 19 86

WITNESS:

(Seal)
(Seal)
(Seal)

James G. Alston (Seal)
Carol L. Alston (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, said State, hereby certify that James G. Alston and wife, Carol L. Alston whose name S 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, A. D., 19 86

Notary Public

LEGAL DESCRIPTION:

PARCEL 2:

West Half of SW 1/4 of NE 1/4 of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama.

PARCEL 3:

East Half of SW 1/4 of NE 1/4, Section 19, Township 21 South, Range 1 East, SE 1/4 of NE 1/4, and part of the NE 1/4 of SE 1/4 of Section 19, Township 21 South, Range 1 East, described as follows: Begin at a point on the East and West Median Line of said Section 19, which point is 450 feet West of the East boundary line of Section and run in a Southeasterly direction 300 feet more or less, to a point on the North side of Mardis Ferry Road, which point is 426 feet measuring along the road in a Westerly direction from its intersection with East line of Section; thence Northeasterly along road 426 feet, more or less, to East line of Section; thence North along East line of Section to NE corner of NE 1/4 of SE 1/4; thence West along North line of above forty to point of beginning.

EXCEPTING highway right of way.

EXCEPTING that portion sold to Johnnie F. Wood and wife, Jo Dean Wood as described in Deed Book 268, Page 742, in Probate Office of Shelby County, Alabama, described as follows: Commence at the Northeast corner of the NE 1/4 of SE 1/4, Section 19, Township 21 South, Range 1 East (corner set by James H. Seal, Reg. L. S. 2684, January 24, 1970) and run South along the East boundary line of Section 19 line a distance of 81.79 feet to a point on the Northwest 40-foot right of way line of Shelby County Highway #30; thence turn an angle of 62 degrees 25 minutes to the right and run in a Southwesterly direction along the said right of way line a distance of 199 feet to point of beginning; thence continue along said right of way line a distance of 183.0 feet to a point; thence turn an angle of 94 degrees 50 minutes to the right and run in a Northwesterly direction a distance of 288.20 feet to a point on the South boundary line of the SE 1/4 of NE 1/4; thence turn and angle of 66 degrees 19 minutes to the left and run West along the said South boundary line a distance of 130.0 feet to a point; thence turn an angle of 100 degrees 40 minutes to the right and run in a Northeasterly direction a distance of 349.0 feet to a point; thence turn an angle of 74 degrees 29 minutes to the right and run in an Easterly direction a distance of 172.0 feet to a point; thence turn an angle of 76 degrees 52 minutes to the right and run in a Southeasterly direction a distance of 555.32 feet to the point of beginning. Said parcel of land is lying in the NE 1/4 of SE 1/4 and SE 1/4 of NE 1/4. Section 19, Township 21 South, Range 1 East.

Situated in Shelby County, Alabama.

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

1986 APR -2 PM 3:10

Thomas W. Williams, Jr.
JUDGE OF PROBATE

1. Deed Tax

2. Mtg. Tax

3. Recording Fee

4. Indexing Fee

TOTAL

287.50
5.00
1.00
293.50

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

TO

RETURN TO

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LAWYERS TITLE INSURANCE CORP.
THIS INSTRUMENT WAS
FILED FOR RECORDING
ON APRIL 2, 1986
AT BIRMINGHAM, ALA.