

SEND TAX NOTICE TO:

(Name) James G. Alston
 (Address) Post Office Box 558
Columbiana, Alabama 35051

This instrument was prepared by

(Name) James O. Standridge, Attorney
 (Address) Post Office Box 1
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 One Hundred Thousand and no/100 DOLLARS

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

Charles Oliver Tidmore and wife, Beverly Joyce Tidmore

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

James G. Alston and wife, Carol Lacey Alston

(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 lot in the Town of Columbiana, Shelby County, Alabama, in the NW 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the intersection of the North line of the NW 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West with the West line of Thompson Street in the Town of Columbiana, and run in a Southerly direction along the West line of Thompson Street a distance of 109 feet to the NE corner of the Vick lot; thence Westerly direction and parallel with the North line of a Narrow street or alley and along the North line of the Vick lot and the Edmondson lot to the East line of the Gould lot (now owned by Willie Gould Heath); thence in a Northerly direction along the East line of the Gould lot to the North line of the NW 1/4 of NW 1/4 of Section 25, Township 21, Range 1 West; thence in an Easterly direction along the North line of said NW 1/4 of NW 1/4 of said Section 25, Township 21, Range 1 West a distance of 251 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

\$ 100,000.00 of the above consideration was paid from a mortgage recorded simultaneously herewith.

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

STATE OF ALABAMA }
 SHELBY COUNTY }
 WITNESS CERTIFY THIS INSTRUMENT WAS FILED

1. Deed Tax \$ 1
 2. Mtg. Tax 250
 3. Recording Fee 600
 4. Indexing Fee 350
 TOTAL 1200

Charles Oliver Tidmore (Seal)
Charles Oliver Tidmore
Beverly Joyce Tidmore (Seal)
Beverly Joyce Tidmore

STATE OF ALABAMA }
 SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charles Oliver Tidmore and wife, Beverly Joyce Tidmore whose names are signed to the foregoing conveyance, and who are known to me, and who are known to me, and who are known to 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, 19 86

Public