

SEND TAX NOTICE TO:

(Name) Jimmy W. Jones

(Address) 123 Modney Road
Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Six Thousand and no/100 DOLLARS

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

Elaine P. Moore Tidwell and husband, Arthur L. Tidwell

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

Jimmy W. Jones and wife, Lucia S. Jones

(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 No. 3, according to the Map of the R. F. Tidmore property recorded in Map Book 4, at Page 16, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: A part of the NE 1/4 of NW 1/4 of Section 36, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the SW corner of the NW 1/4 of NW 1/4 of Section 36, Township 21 South, Range 1 West, and run along the South line of said 1/4-1/4 Section North 84 deg. 40' East a distance of 865.0 feet; thence continue North 84 deg. 40' East 1029.9 feet; thence run North 4 deg. 20' West a distance of 742.8 feet to the South margin of a road running East from the Columbiana-Shelby paved road; thence along the South margin of said road run South 85 deg. 10' West a distance of 204.0 feet to the point of beginning of the lot herein described; thence run South 4 deg. 20' East a distance of 200 feet; thence run South 85 deg. 10' West a distance of 102.0 feet; thence run North 4 deg. 20' West a distance of 200 feet to the South margin of said road; thence along the South margin of said road run North 85 deg. 10' East a distance of 102.0 feet to point of beginning. EXCEPT road right of way. Situated in Shelby County, Alabama.

Elaine P. Moore Tidwell is one and the same person as Elaine P. Moore.

\$ 36,000.00 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 4th

day of April, 19 86.

WITNESS:

1986 APR -4 PM 2:15

1. Deed Tax

2. Mtg. Tax

3. Recording Fee

4. Indexing Fees

TOTAL

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Elaine P. Moore Tidwell (Seal)
Elaine P. Moore Tidwell

Arthur L. Tidwell (Seal)
Arthur L. Tidwell

STATE OF ALABAMA

SHELBY COUNTY

I, The undersigned authority

hereby certify that Elaine P. Moore Tidwell and husband, Arthur L. Tidwell

whose name s are signed to the foregoing conveyance, and who are known to me, as 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 4th day of April, A. D. 19 86.

Notary Public.