

SEND TAX NOTICE TO:

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

This instrument was prepared by

204

(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 Sixty-Two 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 O. 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:

S 1/2 of NE 1/4 and NW 1/4 of NE 1/4, Section 30, Township 21 South, Range 1 East, Shelby County, Alabama.

TOGETHER WITH a non-exclusive fifty (50) foot wide road right-of-way easement for ingress, egress, and utilities, along the existing road running Northeast-erly from said Highway #28 across the E 1/2 of SW 1/4 of NW 1/4 and SE 1/4 of NW 1/4 in Section 30, Township 21 South, Range 1 East, and also a non-exclusive fifty (50) foot wide road right-of-way easement for ingress, egress, and utilities over and across the SE 1/4 of NW 1/4, Section 30, Township 21 South, Range 1 East, along the most direct and feasible route between said existing road and the West line of the SW 1/4 of NE 1/4 of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama; and also a fifty (50) foot wide non-exclusive road right-of-way easement for ingress, egress, and utilities, along the road running Northwesterly from Highway #28, across the N 1/2 of NW 1/4, Section 30, to the SW 1/4 of SW 1/4, Section 19, all in Township 21 South, Range 1 East, Shelby County, Alabama.

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 2nd

day of July, 19 86.

WITNESS:

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS (Seal)

Deed TAX 62.00  
Rec 2.50  
Filed 1.00 1986 JUL -2 PM 3:51  
65.50 (Seal)

Charles O. Tidmore (Seal)  
 Charles O. Tidmore (Seal)

Beverly Joyce Tidmore (Seal)  
 Beverly Joyce Tidmore (Seal)

STATE OF ALABAMA }  
 SHELBY COUNTY } JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles O. Tidmore and wife, Beverly Joyce Tidmore whose names are 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 2nd day of July, A.D., 19 86

[Signature]  
 Notary Public.