

SEND TAX NOTICE TO:

(Name) Kenneth Mims Curtis and Jan I. Curtis  
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler  
(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 Six Thousand, Five Hundred & No/100 (\$6,500.00) DOLLARS

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

W. C. Billingsley, an unmarried man

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

Kenneth Mims Curtis and wife, Jan I. Curtis

(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 6-A, according to a Resurvey of Lots 1 through 10 of First Addition to Triple Springs, Second Sector, as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 7, page 39.

SUBJECT TO THE FOLLOWING:

1. Restrictive covenants and conditions filed for record on March 13, 1978, in Misc. Book 24, page 373 in the Probate Office of Shelby County, Alabama;
2. Transmission line permits to Alabama Power Company recorded in Deed Book 143, page 368 in the Probate Office of Shelby County, Alabama;
3. Transmission line permit in favor of Alabama Power Company and South Central Bell recorded in Deed Book 312, page 173 in the Probate Office of Shelby County, Alabama;
4. Permit in favor of South Central Bell recorded in Deed Book 312, page 457, in the Probate Office of Shelby County, Alabama;
5. 40-foot building set back line from Dogwood Drive and North Timothy Drive as shown on recorded map of said subdivision.

W.C. Billingsley is the surviving grantee of deed recorded in Deed Book 248, page 540, in the Probate Office of Shelby County, Alabama: the other grantee having died on or about the 12<sup>th</sup> day of October, 1985.

Any residential building situated on said premises shall have a minimum of 1,400 square feet of heated floor space.

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 2<sup>nd</sup> day of October, 1986.

WITNESS:

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

1986 OCT -9 PM 3:55

STATE OF ALABAMA }  
SHELBY COUNTY }

W.C. Billingsley  
(W. C. Billingsley)

Deed TAX 6.50  
Rec 2.50  
Ind 1.00  
10.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. C. Billingsley, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me 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 2<sup>nd</sup> day of October, A. D., 1986.