

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 One and no/100 DOLLARS
and other good and valuable consideration

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

James Thomas Seale and wife, Icie Bell Seale

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

Pattie Jean Joiner and husband, R. Owen Joiner

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

Shelby

County, Alabama to-wit:

W 1/2 of SE 1/4 of SE 1/4 of Section 14, Township 21, Range 1 West, 20 acres, more or less; Also one acre described as follows: Begin at the Southeast corner of the SW 1/4 of SE 1/4 running North, 2 deg. 30 min. West, along forty line 178 feet; thence south, 86 deg. 15 min. West, 384 feet to East line of right-of-way of Columbiana-Chelsea paved road; thence south 23 deg. 5 min. East 188.2 feet to point on south line of said forty; thence along said forty acre line north, 86 deg. 15 min. east, 220 feet to beginning, containing one acre, more or less.

LESS AND EXCEPT that portion heretofore conveyed to Carl Crump and wife, Amy Crump containing ten acres, more or less.

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

1986 DEC -1 AM 11:42

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.00

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 3rd day of January, 19 86.

WITNESS:

(Seal)

(Seal)

(Seal)

James Thomas Seale
James Thomas Seale
Icie Bell Seale
Icie Bell Seale

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Thomas Seale and wife, Icie Bell Seale whose name s 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 3rd day of January, A. D., 19 86

Peggy J. Letson
Public.