

1996

SEND TAX NOTICE TO:

Will D. Craig, Baby Ruth Craig,
(Name) and Darryle E. Melton

Re 4 Box 11
(Address) Monte Walla, AL 35715

Executed for curative purposes

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 other valuable consideration and One & no/100 (\$1.00) DOLLARS

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

Will D. Craig and wife, Baby Ruth Craig, and Darryle E. Melton, an
(herein referred to as grantors) do grant, bargain, sell and convey unto themselves, unmarried man

Will D. Craig and wife, Baby Ruth Craig, and Darryle E. Melton
(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 part of Lot 17 in Block 1 of the Map of Aldmont, as shown in Map Book 3 at page 3, office of Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of Section 20, Township 22 South, Range 3 West, Shelby County, Alabama and run thence S 88 deg. 02' 43" E along the North line of said Section 20 a distance of 2,202.11' to a point; thence run S 1 deg. 57' 17" W a distance of 2,009.08' to a point; thence run S 84 deg. 56' 07" E a distance of 113.61' to the point of beginning of the property being described; thence continue along last described course a distance of 113.81' to a point on the West margin of a dirt road; thence run S 1 deg. 37' 28" E along said dirt road a distance of 75.71' to a point; thence run S 84 deg. 56' 07" W a distance of 118.84' to a point; thence run N 2 deg. 10' 46" E a distance of 75.29' to the point of beginning, containing 0.20 of an acre and marked at each corner with a steel pin or pipe, according to survey of Joseph E. Conn, Jr., Registered Land Surveyor, dated August 30, 1986.

Subject to any easements and rights of way of record.

The above described parcel containing the residence dwelling in which said Will D. Craig and wife, Baby Ruth Craig, have resided as their homestead for more than the past 19 years.

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 24th

day of February, 19 87.

WITNESS:

(Seal)
(Seal)
(Seal)

Will D. Craig (Seal)
Baby Ruth Craig (Seal)
Darryle E. Melton (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Will D. Craig and wife, Baby Ruth Craig; Darryle E. Melton, an unmarried man whose name 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 24th day of February, A.D., 1987

(see over for additional acknowledgment)

Notary Public.

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DARRYLE E. MELTON, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20th day of ~~February~~ March, 1987

X Garry B. Hall
Notary Public
My Commission Expires November 1, 1988

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

1987 MAR 23 PM 1:14

Thomas J. Lawrence, Jr.
JUDGE OF PROBATE

1. Use Tax	\$ <u>1.00</u>
2. Reg. Tax	<u>0.00</u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>3.00</u>
TOTAL	<u>8.00</u>

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