

2656

SEND TAX NOTICE TO:

(Name) Joe Arledge

(Address) ROUTE 5 Box 312
MONTEVALLO, AL 35115

This instrument was prepared by

(Name) Roberta J. Bahakel

(Address) 2015 2nd Avenue North, Birmingham, Al. 35203

Form 1-1-3 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 Five Thousand (\$35,000.00) DOLLARS
and the execution of a purchase money mortgage in the amount of \$35,000.00
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Naomi Arledge, a widow,

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

Joseph M. Arledge and wife, Betty M. Arledge

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

Shelby County, Alabama to-wit:

BOOK 122 PAGE 428

The Southeast quarter of the Southeast quarter of Section 35, Township 21, Range 3 West. Also, two acres, more or less, in the Southeast corner of the Southwest quarter of the Southeast quarter of Section 35, Township 21, Range 3 West, the same being 70 yards wide East and West and 140 yards long North and South, situated in Shelby County, Alabama.

SUBJECT TO: Taxes for the year 1987; all easements and right of ways of record.

Naomi Arledge is the surviving grantee of deed recorded in Volume 224, at Page 504 in the Probate Office of Shelby County, Alabama; the other grantee W. T. Arledge having died.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 MAR 31 PM 12:00

1. Deed Tax \$ 35.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 38.50

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 23rd

day of March, 19 87.

WITNESS:

(Seal)

(Seal)

(Seal)

Naomi Arledge (Seal)
Naomi Arledge

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that Naomi Arledge, a widow 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 is executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of March, A. D., 19 87

Johnston, Conwell, & Hughes
Birmingham 35203

NOTARY PUBLIC
SHELBY COUNTY, ALABAMA
Roberta J. Bahakel
Notary Public.