

2490

SEND TAX NOTICE TO:

(Name) Harold L. & Edith E. McCord(Address) P.O. Box 301
COLUMBIANA, AL
35051

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW(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 FIVE THOUSAND AND NO/100 (\$5,000.00) DOLLARS

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

Hollace B. Willingham and wife, Mary Willingham

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

Harold L. McCord and wife, Edith E. McCord

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

Shelby

County, Alabama to-wit:

All that part of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and all that part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 7, Township 22 South, Range 1 East, Shelby County, Alabama, lying West of Highway #47, as paved in 1951 under SACP #440-B, and East of Highway #47, as straightened in 1966 under C.P. 1-146(B), and North of Highway #61, and as shown on Right of Way Map Book 3, page 40, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1987 and subsequent years. 1987 taxes are a lien but not due and payable until October 1, 1987.
2. Transmission line permits to Alabama Power Company recorded in Deed Book 108, page 27; Deed Book 136, page 564; Deed Book 236, page 1193, in Probate Office.

BOOK 126 PAGE 645

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

1987 APR 23 AM 9:35

Thomas A. Browning
JUDGE OF PROBATE

1. Deed Tax	\$5.00
2. Mfg. Tax	
3. Recording	2.50
4. Indexing Fee	1.00
TOTAL	8.50

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, we have hereunto set our hand(s) and seal(s), this 20day of April, 19 87

WITNESS:

Peggy J. Letson (Seal)
Lance Brasher (Seal)

(Seal)

Hollace B. Willingham (Seal)
Hollace B. Willingham (Seal)
Mary Willingham
Mary Willingham (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authorityhereby certify that Hollace B. Willingham and wife, Mary Willingham

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 20 day of April, A.D., 19 87

Notary Public.