

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. James E. Palmer
Rt. 5, Box 1263-B
 (Address) Clanton, AL 35045

This instrument was prepared by

1310

(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 One thousand and no/100 (\$1,000.00) AND OTHER GOOD AND VALUABLE DOLLARS
 CONSIDERATIONS

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

Susan Talton, a single woman

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

James E. Palmer and wife, Sara E. Palmer

(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 No. 5, according to map of the R.F. Tidmore property, recorded in Map Book 4, page 16, of the Office of Judge of Probate of Shelby County, Alabama.
 Also described as: A lot in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the SW corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, Township 21, Range 1 West and run along the South line of said forty, North 84 deg. 40 min. East a distance of 865.0 feet; thence continue North 84 deg. 40 min. East 1029.9 feet; thence run North 4 deg. 20 min. West a distance of 742.8 feet to the South margin of a dirt road running East from the Columbiana-Shelby paved road; thence along the South line of said dirt road South 85 deg. 10 min. West a distance of 510.0 feet to point of beginning of lot herein described; thence run South 4 deg. 20 min. East a distance of 200.0 feet; thence run North 85 deg. 10 min. East a distance of 102.0 feet; thence run North 4 deg. 20 min. West a distance of 200 feet to the South line of said dirt road; thence along said road South 85 deg. 10 min. West a distance of 102.0 feet to point of beginning.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1988 and subsequent years. 1988 taxes are a lien but not due and payable until October 1, 1988.
2. Transmission line permits to Alabama Power Company, as recorded in Deed Book 104, page 410; Deed Book 104, page 495; and Deed Book 226, page 921, in the Probate Office of Shelby County, Alabama.

This conveyance has been made and is based on good and valuable considerations and has not been executed as a deed in lieu of foreclosure.

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

day of October, 1987.

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED

1987 OCT 19 PM 3:47 (Seal)

STATE OF ALABAMA
 SHELBY

County of Shelby
 JUDGE OF PROBATE

I, the undersigned authority

hereby certify that Susan Talton, a single woman

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of October, A.D., 1987

Return to: W.E.N.+7.

Susan Talton
 Susan Talton (Seal)

1. Deed Tax \$ 1.00 (Seal)

2. Mtg Tax (Seal)

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 4.50
 a Notary Public in and for said County, in said State.

Lance Brasher