

THIS DEED WAS PREPARED WITHOUT EVIDENCE TO TITLE.

SEND TAX NOTICE TO:

(Name) Geneva Stone
Route 2, Box 263
(Address) Vincent, Alabama 35178

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 3/82

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 HUNDRED DOLLARS AND NO/100 DOLLARS

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

Geneva Stone, a widow

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

Geneva Stone, Thomas Franklin, Janice Roberts

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

SHELBY

County, Alabama to-wit:

Commence at the SW corner of Section 18, Township 19 South, Range 3 East, thence run East along the South line of Section 18 a distance of 1284.40 feet thence turn an angle of 88 degrees 30 minutes to the left and run a distance of 28 feet to the North R.O.W. line of County Highway No. 62 and the point of beginning, thence continue in the same direction a distance of 210.0 feet, thence turn an angle of 90 degrees 41 minutes to the left and run a distance of 210.0 feet, thence turn an angle of 89 degrees 19 minutes to the left and run a distance of 210.0 feet, to the North R.O.W. line of said County Highway No. 62, thence turn an angle of 90 degrees 41 minutes to the left and run along the North line of said Hwy. a distance of 210.0 feet to the point of beginning.

We are informed that James William Stone is now deceased, and that Geneva Stone is the surviving grantee in that certain deed recorded in Deed Book 206, Page 474, and that James William Stone died on March 10, 1988.

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 11th

day of March, 1988

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

(Seal)

Geneva Stone (Seal)
Geneva Stone (Seal)

88 MAR 11 AM 11:01

1. Deed Tax \$ 50

2. Mig. Tax

3. Recording Fee 250

Thomas A. Shoultz, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

COUNTY

4. Indexing Fee 100

TOTAL 400

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Geneva Stone, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of March

A. D., 1988

Thomas A. Shoultz, Jr.
Notary Public.