

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT in consideration of TWENTY THOUSAND DOLLARS (\$20,000.00) to the undersigned grantors, SARAH ELIZABETH DATES, married, ESSIE MAE KENT, married, INEZ WILLIAMS, married, and ELDER FRAZIER, JR., unmarried, in hand paid by BILLY JOE PICKETT and wife JOHNNIE RAE PICKETT, the receipt whereof is acknowledged by us, we the said SARAH ELIZABETH DATES, ESSIE MAE KENT, INEZ WILLIAMS and ELDER FRAZIER, JR. do grant, bargain, sell and convey unto the said BILLY JOE PICKETT and wife JOHNNIE RAE PICKETT as joint tenants, with right of survivorship, the following described real estate, situated in Jefferson County, Alabama, to wit:

All that part of the SW 1/4 of the NE 1/4 of Section 15, Township 18 South, Range 1 East, that lies Southeast of the Bear Creek Highway right of way, EXCEPT that part sold to W. N. Finely as described in Deed Book 56, on Page 26, and also EXCEPT that part, if any, sold to W. M. Bailey as described in Deed Book 56, on Page 297, in Probate Office of Shelby County, Alabama, LESS AND EXCEPT all that part that lies Northwest of Bear Creek Highway; minerals and mining rights excepted.

The property conveyed herein does not constitute the homestead of grantors; nor does said property constitute the homestead of grantor's spouses.

TO HAVE AND TO HOLD unto the said BILLY JOE PICKETT and wife JOHNNIE RAE PICKETT, 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our successors and assigns, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and my successors and assigns 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 hands and seals, this 9th day of March, 1988.

WITNESSES:

Sarah Elizabeth Dates
SARAH ELIZABETH DATES

Essie Mae Kent
ESSIE MAE KENT

Inez Williams
INEZ WILLIAMS

X Elder Frazier JR.
ELDER FRAZIER, JR.

Oscar W. Adams III

WARRANTY DEED, JOINT GRANTEE WITH SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

that I, Oscar W. Adams, III, of the County of Shelby, State of Alabama, do hereby certify that the within and foregoing instrument was duly executed by the parties thereto, to-wit: SARAH ELIZABETH DATES, ESSIE MAE KENT, INEZ WILLIAMS and ELDER FRAZEIR, JR., and that the same is a true and correct copy of the original instrument as the same appears from the records of the County of Shelby, State of Alabama.

1. Deed Tax \$20.00
2. Mfg. Tax \$0.00
3. Recording Fee \$5.00
4. Indexing Fee \$3.00
TOTAL \$28.00

88 MAR 11 AM 9:02

STATE OF ALABAMA
JEFFERSON COUNTY
JUDGE OF PROBATE

GENERAL ACKNOWLEDGMENT

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah Elizabeth Dates, Essie Mae Kent, Inez Williams and Elder Frazeir, Jr., whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of March, 1988.

Oscar W. Adams, III
Notary Public
My Commission Expires 10/26/88

THIS INSTRUMENT PREPARED BY

Oscar W. Adams, III
Attorney at Law
Suite 729 Brown Marx Tower
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Mr. and Mrs. Billy Joe Pickett
7046 Bear Creek Road
Highway 43
Sterrett, Alabama 35147

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