

7/6

SEND TAX NOTICE TO: O. Lonnie Tidwell
388 Brook Green Lane
Birmingham, AL 35080

This instrument was prepared by

(Name) Sidney C. Summey, Attorney

(Address) #219 2112 11th Avenue South, Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Ninety-five thousand and 00/100 DOLLARS

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

Emmett W. Cloud and wife, Margaret B. Cloud
(herein referred to as grantors) do grant, bargain, sell and convey unto
O. Lonnie Tidwell, Jr. and wife, Esther S. Tidwell

(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 1, in Block 6, according to the Survey of Indian Springs
Ranch, as recorded in Map Book 4, page 29, in the Office of
Judge of Probate of Shelby County, Alabama.

This conveyance subject to:

1. Taxes due in the year of 1988, a lien, but not yet payable. Parcel #58-10-9-32-0-001-031
2. Building set back line and easements as shown by record plat.
3. Easements to Alabama Power Company in Deed Book 176, page 73, Deed Book 176, page 74, Deed Book 176, page 75 and Deed Book 237, page 341.
4. Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 198, page 491.
5. Right of way to Shelby County, Alabama in Deed Book 135, page 7.
6. Restrictions, conditions and limitations in Deed Book 195, page 467 and Deed Book 224, page 436.

\$195,000.00 of the above consideration was paid from a purchase money mortgage recorded simultaneously herewith.

BOOK 179 PAGE 373

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 7th day of April, 19 88

WITNESS:

STATE OF ALABAMA
JUDGE OF PROBATE
SHELBY COUNTY

83 APR 11 AM 9:17

1. Deed Tax \$ 100.00

2. Mtg. Tax (Seal)

3. Recording (Seal) 2.50

4. Indexing Fee 1.00

TOTAL 103.50

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

Emmett W. Cloud (Seal)

Emmett W. Cloud

Margaret B. Cloud (Seal)

Margaret B. Cloud

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emmett W. Cloud and Margaret B. Cloud whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April, A. D., 19 88

Form 21-A

SIDNEY C. SUMMEY
(326-4146) SUITE 219
2112 11TH AVENUE SOUTH
BIRMINGHAM, ALABAMA 35205-1891

Jessie Henderight Summell Notary Public

My commission expires: 6-4-90