

SEND TAX NOTICE TO:

(Name) P.O. Box 407

(Address) Columbiana, AL 35051

This instrument was prepared by

1980

(Name) Ruth E. Rogers

(Address) 274 Hillwood Lane, Alabaster, Al. 35007

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 Eleven thousand five hundred and no/100----- DOLLARS

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

Ruth E. Rogers, a married woman

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

James A. Reddell and wife, Nancy T. Reddell

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

Shelby

County, Alabama to-wit:

A portion of Lot 3, Block 10, according to Glasscock's Subdivision of Spring Creek, as recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama; said land being described as follows: All that part of said Lot 3, lying Northwest of the following described line, said line running from point A to point B: Commence at the point of intersection of the South line of said Lot with the backwater of Lay Lake; thence run Northwesterly along said water line a distance of 40 feet to point A; thence run in a Southwesterly direction to a point on the South line of said Lot, said point being 105 feet from said point of beginning and said point being designated as point B; being situated in Shelby County, Alabama. Less and except and part of subject property lying within a roadway or waterway.

This conveyance is subject to easements and restrictions of record.

THE ABOVE PROPERTY BEING CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE HOMESTEAD OF THE GRANTOR'S SPOUSE.

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* \$8,000.00 of the purchase price recited above was paid by mortgage executed simultaneously herewith.

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 17th

day of May, 19 88.

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

88 MAY 26 PM 1:45

1. Deed Tax \$ 350

2. Mtg. Tax

3. Recording Fee 250

4. Indexing Fee 100

TOTAL 700

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruth E. Rogers, a married 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 17th

day of May

APR 19 88

Sharon E. Barefield
Notary Public.