

1720

SEND TAX NOTICE TO:
(Name) Mr. David C. Reaves
Post Office Box 1265
(Address) Columbiana, Alabama 35051

This instrument was prepared by
(Name) Mike T. Atchison, Attorney
Post Office Box 822
(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 Thirty-Three Thousand, Eight Hundred Ninety-One and 92/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Hilda E. Van Landingham, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
David C. Reaves and Rhonda L. Reaves

(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 Southwest corner of Section 26, Township 24 North, Range 15 East, and run thence East along the South line of said Section a distance of 1,142.43 feet, more or less, to the 397 foot contour line above mean sea level, and a point thereon marked by a concrete monument placed by the Alabama Power Company, said point being the point of beginning of the parcel herein described; thence continue East along the South line of said Section a distance of 180.00 feet; thence turn an angle of 58 deg. 00 min. to the left and run a distance of 120.00 feet; thence turn an angle of 113 deg. 40 min. to the left and run a distance of 207.45 feet to a point on said 397 foot contour line; thence run Southerly along said 397 foot contour line to the point of beginning.
Situating in Shelby County, Alabama.

1. Deed Tax \$ ---
2. Mtg. Tax ---
3. Recording Fee 2.50
4. Indexing Fee 1.00
3.50

All of the above recited consideration was paid from a mortgage recorded 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 22nd day of December, 19 88.

WITNESS: STATE OF ALABAMA, SHELBY COUNTY (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
88 DEC 28 PM 3:42 (Seal)
Judge of Probate (Seal)

Hilda E. Van Landingham (Seal)
Hilda E. Van Landingham (Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hilda E. Van Landingham 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 22nd day of December, A.D., 19 88

Milo A Public.