

SEND TAX NOTICE TO:

(Name) Mr. Charles R. Flippo
7281 Colombia Drive
 (Address) Buena Park, CA 90620

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law
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 Thousand (\$30,000.00) and no/100----- DOLLARS

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

Darwin Oglesby and wife, Bobbie L. Oglesby

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

Charles R. Flippo and wife, Marie E. Flippo

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

Shelby County, Alabama to-wit:

Parcel 4-A2, according to the map of Oglesby Amendment to Shelby Shores as recorded in Map Book 13, Page 34, being a resurvey of Lot 4-A, 1986 Addition to Shelby Shores as recorded in Map Book 10, Page 51, in the Probate Office of Shelby County, Alabama.

ALSO: A parcel of land in the East 1/2 of the SW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama, described as follows: Begin at the Northwest corner of Parcel 4-A of the 1986 Addition to Shelby Shores as recorded in the Office of the Judge of Probate of Shelby County, Alabama; thence run Southeasterly along the Southwest line of said Parcel 4-A a distance of 1407.47 feet; thence turn left 41 deg. 54 min. 40 sec. and continue Southeast along the Southwest line of said Parcel 4-A a distance of 200.00 feet; thence turn right 90 deg. 00 min. 00 sec. and run Southwest 60.00 feet; thence turn right 90 deg. 00 min. 00 sec. and run Northwest 222.97 feet; thence turn right 41 deg. 54 min. 40 sec. and continue Northwest 1432.85 feet to a point on the Southeast right-of-way of Shelby County Highway #42; thence turn right 92 deg. 19 min. 10 sec. and run Northeast along said right-of-way 60 feet to the point of beginning. According to Survey of Amos Cory, P.L.S. #10550, dated September 18, 1987. Situated in Shelby County, Alabama.

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

day of July, 19 89

WITNESS:

Darwin Oglesby (Seal)
 Darwin Oglesby

Bobbie L. Oglesby (Seal)
 Bobbie L. Oglesby

STATE OF ALABAMA }
 SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Darwin Oglesby and wife Bobbie L. Oglesby whose name s 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this July day of July, A.D., 19 89
 REVERSE SIDE FOR ADDITIONAL ACKNOWLEDGMENT.

STATE OF ALABAMA

COUNTY OF Shelby at Large

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

Given under my hand and official seal this 25 day of July, 1989.

Paula R. Gresham
Notary Public

ALL DEEDS
I CERTIFY THIS
INSTRUMENT WAS

89 JUL 31 AM 9:24

William H. Gresham
JUDGE OF PROBATE

1. Deed Tax	\$ <u>30.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>3.00</u>
TOTAL	<u>38.00</u>

BOOK 248 PAGE 548

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

RETURN TO

TO