

SEND TAX NOTICE TO:

(Name) John D. Averett  
P.O. Box 512  
 (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 DOLLARS AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
 John D. Averett, a married man; Nathan W. Averett, Jr., a married man; Billie Sue Jones,  
 a married woman and Nathan W. Averett, Sr., a widower  
 (herein referred to as grantors) do grant, bargain, sell and convey unto

John D. Averett and wife, Martha J. Averett

(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 part of the NW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, more particularly described as follows: Beginning at the point where the West line of Thompson Street intersects the North line of Carter's Lane and run thence in a Northerly direction along the West line of Thompson Street a distance of 200 feet, more or less, to the Northeast corner of B. Z. Cooper lot for a point of beginning; from said point of beginning continue in a Northerly direction along the West side of Thompson Street a distance of 104 feet to the South line of R. F. Ray lot; thence in a Westerly direction along the South line of R. F. Ray lot a distance of 355 feet; thence in a Southerly direction a distance of 104 feet to the North line of lot formerly belonging to W. W. Carter (now Trustees of Columbiana Methodist Church); thence in an Easterly direction along North line of Church lot North line of Church lot and B. Z. Cooper lot a distance of 355 feet more or less to the point of beginning. Situated in Shelby County, Alabama.

Nathan W. Averett, Sr. joins in the execution of this deed for the purpose of conveying his life estate in above property as created in Deed Book 315, Page 703, recorded in the Probate Office of Shelby County, Alabama.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES.

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 October 18, 1989  
 day of Wednesday, 1989

WITNESS:

Billie Sue Jones (Seal)  
Billie Sue Jones  
Nathan W. Averett, Sr. (Seal)  
Nathan W. Averett, Sr. (Seal)

John D. Averett (Seal)  
John D. Averett  
Nathan W. Averett, Jr. (Seal)  
Nathan W. Averett, Jr. (Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John D. Averett, a married man 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 2nd day of October, A.D., 1989

Mike A

Patricia S. White

STATE OF SC  
County of GREENWOOD

I the undersigned authority, a Notary public in and for said County, in said State, hereby certify that Nathan W. Averett, Jr. a married man 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 19 day of OCT 1989.

[Signature]  
Notary Public  
my Comm expires 9/21/91

State of ALABAMA  
County of CHilton

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Billie Sue Jones, 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 22 day of OCT 1989.

[Signature]  
Notary Public

State of ALABAMA  
County of Chilton

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Nathan W. Averett, Sr., a widower, 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 22 day of OCT 1989.

[Signature]  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
89 OCT 25 AM 11:55

[Signature]  
JUDGE OF PROBATE

1. Deed Tax -----	\$	<u>33.00</u>
2. Mtd. Tax -----	\$	<u>5.00</u>
3. Recording Fee -----	\$	<u>5.00</u>
4. Int. Tax Fee -----	\$	<u>1.00</u>
5. Notary Fee -----	\$	<u>1.00</u>
6. Certified Stamp Fee --	\$	<u>1.00</u>

Total ----- \$ 44.00

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

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

RETURN TO