

SEND TAX NOTICE TO:

(Name) James H. and JoAnna Shiflett
115 East Sterrett Street
(Address) Columbiana, Alabama 35051

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This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(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 SIXTY THOUSAND AND NO/100 (\$60,000.00) DOLLARS

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

J. H. Upchurch and wife, Esther D. Upchurch
(herein referred to as grantors) do grant, bargain, sell and convey unto

James H. Shiflett and wife, Jo Anna Shiflett

(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 SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, being more particularly described as follows: Commence at a point of intersection of the South boundary line of Sterrett Street and the West boundary of Thompson Street and run Westerly along the back curb on the South boundary of Sterrett Street 110.00 feet to the point of beginning; thence continue along last described course and along the back curb 98.00 feet to the East line of the George Holcombe lot; thence left 93 degrees 09 minutes 02 seconds and run along said East line 145.17 feet to the North line of the Barney Isbell property; thence left 86 degrees 26 minutes 40 seconds and run along said North line 76.29 feet; thence left 89 degrees 45 minutes 08 seconds and run 23.02 feet; thence right 88 degrees 35 minutes 30 seconds and run 20.00 feet; thence left 92 degrees 18 minutes 14 seconds and run 122.39 feet to the point of beginning. According to survey of Robert C. Farmer, RLS #14720, dated January 2, 1990.

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SUBJECT TO THE FOLLOWING:

1. Taxes for 1990 and subsequent years. 1990 taxes are a lien but not due and payable until October 1, 1990.
2. Encroachment upon property adjoining on the East by the patio and drive appurtenant to insured premises, to the extent shown on survey of Robert C. Farmer, RLS#14720 dated January 2, 1990.

\$59,685.00 of the purchase price recited above was paid from a purchase money 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, we have hereunto set OUR hand(s) and seal(s), this 3rd

day of January, 19 90

WITNESS:

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

Dec Tax .50
Dec 2.50
Jan 3.00
Feb 1.00
7.00
90 JAN -4 AM 9:50
(Seal)

J. H. Upchurch (Seal)
Esther D. Upchurch (Seal)
Esther D. Upchurch (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. H. Upchurch and wife, Esther D. Upchurch whose names 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 3rd day of January, A. D., 19 90

Lawrence M. Foster