

SEND TAX NOTICE TO:
Joe L. Tidmore and
(Name) Charles O. Tidmore
P. O. Box 1114
(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) David D. Shelby, Attorney
2015 1st Ave. North, 4th Floor
(Address) Birmingham, AL 35203

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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 \$57,000.00 (Fifty seven thousand and 00/100--) * DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joe M. & Bettie T. Forstman (a married couple)

(herein referred to as grantors) do grant, bargain, sell and convey unto
Joe L. Tidmore and Charles O. Tidmore

(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 SE corner of the NW 1/4 of the NW 1/4, Section 23, Township 21 South, Range 3 West and run Westerly along South line of said 1/4-1/4 section 8.6 feet; thence turn right 98 degrees 43 minutes and run Northerly 272.20 feet to a point on the Westerly right-of-way of Alabama Highway 119, said point also being the Point of Beginning; thence continue along last described course and along said right-of-way, 190.00 feet; thence turn left 100 degrees 51 minutes 54 seconds and run Southwesterly 250.00 feet; thence turn left 79 degrees 08 minutes 06 seconds and run Southwesterly 190.00 feet; thence turn left 100 degrees 51 minutes 54 seconds and run Northeasterly 250.00 feet to the point of beginning.
According to survey of Robert C. Farmer, P.L.S. #14720, dated July 9, 1990.
Situated in Shelby County, Alabama.

BOOK 303 PAGE 937

This conveyance is subject to the following:
Taxes due in the year 1990 which are a lien but not due and payable until October 1, 1990.
Easements & restrictions of record.

14.50
2.50
3.00
1.00
21.00

*\$42,750.00 of the consideration is in the form of a real estate note and mortgage.

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 1st day of August, 19 90

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
90 AUG -6 AM 9:35 (Seal)

Joe M. Forstman (Seal)
Bettie T. Forstman (Seal)

STATE OF ALABAMA
Jefferson COUNTY PROBATE

I, David D. Shelby, a Notary Public in and for said County, in said State, hereby certify that Joe M. & Bettie T. Forstman 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 was executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, A. D., 19 90

David D. Shelby