

SEND TAX NOTICE TO:

(Name) James W. Navarre & Edith Navarre
344 Lakeshore Drive
 (Address) Shelby, AL 35143

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 FORTY-TWO THOUSAND AND NO/100 (\$42,000.00) DOLLARS

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

Joseph E. Sartain, an unmarried man and Ann Whetham, an unmarried woman

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

James W. Navarre and wife, Edith Navarre

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

Shelby

County, Alabama to-wit:

Begin at the northeast corner of the SE $\frac{1}{4}$ of Section 13, Township 24 North, Range 15 East, St. Stephens Meridian, from the east line of said section turn an angle of 90 degrees 00 minutes and run thence west a distance of 1320.0 feet; turn left an angle of 119 degrees 14 minutes a distance of 859.60 feet; turn left an angle of 02 degrees 52 minutes a distance of 100.0 feet for a point of beginning; thence continue along said course a distance of 100.0 feet; turn right an angle of 90 degrees 00 minutes a distance of 150.0 feet; turn right an angle of 90 degrees 00 minutes a distance of 100.0 feet; turn right an angle of 90 degrees 00 minutes a distance of 150.0 feet to point of beginning; being in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING CONDITIONS AND EXCEPTIONS:

1. Taxes for 1991 and subsequent years. 1991 taxes are a lien but not due and payable until October 1, 1991.
2. Transmission line permit to Alabama Power Company as recorded in Deed Book 167, Page 107 in Probate Office.

\$12,000.00 paid from mortgage executed simultaneously herewith.

1.	30.00
2.	3.50
3.	1.00
Total	34.50

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 28th

day of September, 19 90

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

90 SEP 28 AM 10:59

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph E. Sartain, an unmarried man and Ann Whetham, an unmarried woman 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 28th day of September, A. D., 19 90

Lincoln M. T. P. Jr.