994

SEND TAX NOTICE TO:

(Name) Timothy E. Wilson and Martha J. Wilson

(Address) Rt. 1, Box 3538

Shelby, AL 35143

This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-7 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATUTORY

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THREE THOUSAND FIVE HUNDRED AND NO/100 ($3,500.00) --------- DOLLARS

to the undersigned grantor, First National Bank of Columbiana a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Timothy E. Wilson and wife, Martha J. Wilson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 329 PAGE 563

A part of Block 1, according to Map of Shelby, Alabama, Ed. S. Safford Engineer, as recorded in Map Book 3 on pages 38 and 47 in the Probate Office of Shelby County, Alabama, described as follows: Begin at the SE corner of Block 1, and run in a Northerly direction along West line of First Street 390 feet; thence South 86 degrees 10 minutes West 134.3 feet to corner of Ed. Carden lot; thence South 5 degrees 15 minutes East 390.7 feet; more or less, to North line of 10th Street; thence East along the North line of 10th Street 90 feet to point of beginning. Situated in Shelby County, Alabama. Less and Except: The following described property: Beginning at the SE corner of Block 1, Saffords Addition to the Map of Shelby, Alabama, recorded in Map Book 3, at page 38 and 47, run West 50 feet; thence North 54 feet; thence East 50 feet; thence South 54 feet, back to the Point of beginning. All being situated in Shelby County, Alabama.

All rights outstanding by reason of the statutory right-of-redemption from the foreclosure of that certain mortgage given by Cyndie L. Douglas, an unmarried woman and Gordon Demus, an unmarried man to First National Bank of Columbiana, recorded in Real Volume 081, Page 616. Said foreclosure being evidenced by foreclosure deed to First National Bank of Columbiana dated July 7, 1989, recorded in Real Volume 246, page 84 in the Probate Office of Shelby County, Alabama.

1. Deed Tax	$ 3.50
2. Mtg. Tax	$
3. Recording Fee	$ 1.50
4. Indexing Fee	$ 5.00
5. No Tax Fee	$
6. Certified Fee	$ 1.00
Total	$ 10.00

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. [redacted] and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns [redacted].

IN WITNESS WHEREOF, the said GRANTOR, by its Asst. Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of September 19 90

ATTEST: _____
Secretary

FIRST NATIONAL BANK OF COLUMBIANA
By Edwin E. Brasher
Assistant Vice President
President

STATE OF ALABAMA
COUNTY OF SHELBY }

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

91 FEB 15 PM 12:46

JUDGE OF PROBATE

I, the undersigned authority a Notary Public in and for said County in said State, hereby certify that Edwin E. Brasher whose name as Asst. Vice President of First National Bank of Columbiana a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 5th day of September 1990

Beverly G. Connell
Notary Public