

SEND TAX NOTICE TO:

(Name) James L. & Peggy J. Bolton

(Address) 1060 Co Rd 49  
Columbiana AL 35051  
500.00

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(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 Ten Dollars and Love and Affection-----DOLLARS

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

Jody B. Walker and husband, Phil Walker

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

James L. Bolton and Peggy J. Bolton

(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 point of intersection of the south boundary of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 6, T-21S, R-1E, with the east right of way line of County Highway 49; thence proceed in a northerly direction along said east right of way line of County Highway 49, for a distance of 340.16 feet to a point; thence turn an angle of 1° 18' right and continue along said right of way for a distance of 118.55 feet to the point of beginning of the parcel of land herein described; thence continue along said right of way for a distance of 208.71 feet to a point; thence turn an angle of 89°26'31" right and run 417.42 feet to a point; thence turn an angle of 90°33'29" right and run 208.71 feet to a point; thence turn an angle of 89°26'31" right and run 417.42 feet to the point of beginning. Said parcel is lying in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 6, T-21S, R-1E, and contains 2.0 acres.

The above described property constitutes no part of the homestead of the grantors.

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

91 MAR 26 AM 9:03

JUDGE OF PROBATE

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 31<sup>st</sup>

day of October, 19 90

WITNESS:

|                     |       |        |
|---------------------|-------|--------|
| 1. Deed Tax         | 8.50  | (Seal) |
| 2. Notary Fee       | 3.50  | (Seal) |
| 3. Recording Fee    | 3.00  | (Seal) |
| 4. Indexing Fee     | 1.00  | (Seal) |
| 5. Notary Fee       | 1.00  | (Seal) |
| 6. Corroborator Fee | 2.00  | (Seal) |
| Total               | 20.00 | (Seal) |

STATE OF ~~MISSISSIPPI~~ }  
Mississippi COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jody B. Walker and husband Phil Walker 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 31<sup>st</sup> day of October, A.D., 19 90



Martha D. B...  
Notary Public

Expires July 3, 1994

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