

1023

SEND TAX NOTICE TO:

(Name) Russell E. McDonald

P.O. Box 93

(Address) Vauder; AL 35176

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, AL. 35051

Form 1-1-3 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 Twelve Thousand and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Betty Jo Hyde, a married woman; Nora Stacey, a married woman; Bobbie Cavender, a married woman; Nora Ann Till, a married woman; Jo Anne Hutto, a divorced woman; J. W. Snow, Jr., (herein referred to as grantors) do grant, bargain, sell and convey unto a married man

Russell E. McDonald and Darlene McDonald

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

Shelby County, Alabama to-wit:

PARCEL I:

Beginning at the NW corner of Lot Five (5) running SW 52 1/2 feet; thence Southeast parallel with Central of Georgia Railroad right of way 250 feet across Lots One (1), Two (2), Three (3), Four (4), and Five (5) of the Town of Sterrett, Alabama; thence Northeast 52 1/2 feet; thence NW 250 feet along Central of Georgia Railroad right of way to starting point. Being part of Block E, Crumes Addition to Sterrett. Situated in Shelby County, Alabama.

PARCEL II:

100 feet East and West by 52 1/2 feet North and South on the West side of Lots 3, 4, and 5 and also 100 feet East and West by 30 feet North and South of Lot 2 also on the West side, according to map of Sterrett, Alabama, recorded in the Probate Office of Shelby County, Alabama, situated in the West 1/2 of the SW 1/4 of Section 19, Township 18, South, Range 2 East, and being a part of Block E, Crumes Addition to Sterrett. Situated in Shelby County, Alabama.

BOOK 338 PAGE 183

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS OR OF THEIR RESPECTIVE SPOUSES.

THE ABOVE GRANTORS ARE ALL OF THE HEIRS OF LAW OF DAVID F. SNOW AND WIFE, ODIE MAE SNOW.

ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED 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

day of April, 19 91

WITNESS:

Jo Anne Hutto (Seal)
Nora Ann Till (Seal)
J. W. Snow, Jr. (Seal)
STATE OF ALABAMA }
Shelby COUNTY }

Betty Jo Hyde (Seal)
Nora Stacey (Seal)
Bobbie Cavender (Seal)

91 APR 15 AM 10:00
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jo Anne Hutto, Nora Ann Till, J. W. Snow, Jr., Betty Jo Hyde, Nora Stacey, Bobbie Cavender 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 12th day of April, A.D., 19 91

Notary Public