

SEND TAX NOTICE TO:

(Name) Paul A. Hadidon
 Post Office Box 545
 (Address) Calera, Alabama 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law
 Post Office Box 822
 (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 Eight Thousand and no/100 DOLLARS

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

Don F. Fletcher and wife, Pamela Fletcher

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

Paul A. Hadidon and Patricia Hadidon

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

Shelby

County, Alabama to-wit:

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, and being more particularly described as follows:

PARCEL A: Begin at the Northwest corner of the SW 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 13 East; thence run South along the West line of said 1/4-1/4 Section a distance of 860.85 feet; thence turn left 85 degrees 21 minutes 55 seconds and run East a distance of 210.0 feet; thence turn left 94 degrees 38 minutes 05 seconds and run North a distance of 860 feet, more or less, to the North line of said 1/4-1/4 Section; thence turn left and run West along said North 1/4-1/4 Section line a distance of 210 feet, more or less, to the point of beginning.

According to survey of Samuel J. Martin, RLS #12501.

LESS AND EXCEPT that portion of caption lands conveyed to Carl R. Jones and wife, Bonnie M. Jones, as recorded in Real Record 191, Page 872, in Probate Office.

1 Dead Tax
 2
 3
 4
 5
 6
 Total 7.60

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 22nd

day of May, 19 91.

WITNESS:

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

91 MAY 29 AM 8:59

Thomas C. Snowdon, Jr.
 JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Don F. Fletcher and wife, Pamela Fletcher 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 22nd day of May, A.D., 19 91

Not. P. Atchison

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Mike A