

SEND TAX NOTICE TO:

(Name) Barney O. Elrod and wife, Constance S. Elrod
(Address) 313 Thompson Street
Columbiana, Alabama 35051

This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 Rev. 3/82
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 SIXTY-FOUR THOUSAND EIGHT HUNDRED EIGHTY AND NO/100 (\$64,880.00) - DOLLARS

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

Owen Joiner, Executor of the Estate of Verneal Joiner, Deceased

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

Barney O. Elrod and wife, Constance S. Elrod

(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 described as follows:

Commence at the Southwest corner of Section 24, Township 21 South, Range 1 West, thence run East along the South line of said Section a distance of 630.95 feet to the East line of Thompson Street; thence turn an angle of 96 degrees 02 minutes to the left and run along Thompson Street a distance of 236.29 feet to the point of beginning; thence continue along Thompson Street a distance of 95.52 feet; thence turn an angle of 96 degrees 02 minutes to the right and run a distance of 200.00 feet; thence turn to the right and run parallel with the East boundary of Thompson Street a distance of 100.55 feet to a point which point is on the South line of Lot No. 3 as described in deed from J. B. Turner, Jr., et al to Freddie Lee Moody and Dell Edmondson Moody recorded in Deed Book 293, page 330; thence turn to the right and run Westerly along the South boundary of said Lot 3 200 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1991 and subsequent years. 1991 taxes are a lien but not due and payable until October 1, 1991.
2. Easement to the Waterworks Board of the Town of Columbiana recorded in Deed Book 143, Page 158, in the Probate Office of Shelby County, Alabama.
3. Power Line permit to Alabama Power Company recorded in Deed Book 214, Page 363, in the Probate Office of Shelby County, Alabama.
4. Right-of-way deed to City of Columbiana, by instrument recorded in the Probate Office of Shelby County, Alabama, in Deed Book 233, Page 635.

\$59,582.00 of the purchase price recited above was paid from a mortgage executed 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, I have hereunto set my hand(s) and seal(s), this 9th

day of July, 19 91

WITNESS:

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

91 JUL 10 AM 8:19 (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } JUDGE OF PROBATE

ESTATE OF VERNEAL JOINER, DECEASED

BY: Owen Joiner, Executor (Seal)

5.50
3.00
1.00
12.00

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Owen Joiner as Executor of the Estate of Verneal Joiner, Deceased

whose name 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, in his capacity as Executor of the Last Will and Testament of Verneal Joiner, deceased and with full authority, executed the same

Given under my hand and official seal this 9th day of July, A. D. 19 91