

1220

Send Tax Notice to
Joe E. Littlefield and Mary N.
Littlefield
P. O. Box 85
Pelham, Alabama 35124

This instrument was prepared by:
Wallace, Ellis, Head & Fowler, Attorneys
Columbiana, Alabama 35051

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SEVEN THOUSAND, FIVE HUNDRED AND NO/100 (\$7,500.00) DOLLARS to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Robert E. Lee, Mary Nell Littlefield, and Louella L. Honeycutt, individually, and as Trustees of the Last Will & Testament of Tom Lee, deceased (herein referred to as grantors), grant, bargain, sell and convey unto Joe E. Littlefield and wife, Mary N. Littlefield, as joint tenants with right of survivorship (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

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Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence North 0 deg. 52' 40" West along the East line of said 1/4 1/4 Section a distance of 405.62 feet to a point; thence run North 62 deg. 54' 15" West a distance of 123.77 feet to the point of beginning of the property being described; thence continue along last described course a distance of 525.70 feet to a point on the Easterly right of way line of U. S. Highway No. 31; thence run South 27 deg. 05' 45" West along said right of way line a distance of 10.0 feet to a point; thence run South 60 deg. 14' 01" East a distance of 510.68 feet to a point; thence run North 51 deg. 50' 42" East a distance of 37.21 feet to the point of beginning, containing 0.25 of an acre.

TO HAVE AND TO HOLD to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals
this 18 day of July, 1991.

Robert E. Lee
Robert E. Lee,
individually, and as Trustee
of the Last Will and Testament
of Tom Lee, deceased

Mary Nell Littlefield
Mary Nell Littlefield,
individually, and as Trustee
of the Last Will and Testament
of Tom Lee, deceased

Louella L. Honeycutt
Louella L. Honeycutt,
individually, and as Trustee
of the Last Will and Testament
of Tom Lee, deceased

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that Robert E. Lee, Mary Nell
Littlefield, and Louella L. Honeycutt, whose names are signed to
the foregoing instrument, and who are known to me, acknowledged
before me on this day, that, being informed of the contents of
the instrument, they executed the same voluntarily on the day the
same bears date.

Given under my hand and seal this 18th day of July, 1991

Lanice Grasher
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that Robert E. Lee, Mary Nell
Littlefield, and Louella L. Honeycutt, whose names, as Trustees
of the Last Will & Testament of Tom Lee, deceased, 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, in their capacities as said Trustees,
executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18th day of July, 1991.

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

91 JUL 18 PM 12:35

Lanice Grasher
JUDGE OF PROBATE

Notary Public

1. Doc Fee	7.50
2. Mig. Fee	3.00
3. Recording Fee	4.00
4. Indexing Fee	1.00
5. No Tax Fee	
6. Certified Fee	
Total	17.50