

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE

SEND TAX NOTICE TO:

(Name) Ivan Grimes

12908 Hwy. 103

(Address) VANDIVER, AL. 35176

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 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 Five Hundred and no/100 DOLLARS

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

Oscar D. Southern a single man

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

Ivan Matthew Grimes, Ivan Grimes and Sheila Grimes

(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 SW corner of the NE 1/4 of the NW 1/4 of Section 11, Township 19 South, Range 2 East; thence run North 0 degrees 04 minutes 10 seconds West, 526.96 feet to the point of beginning; thence continue Northerly along the same line 160.00 feet; thence South 85 degrees 37 minutes 14 seconds East, 386.75 feet; thence South 23 degrees 14 minutes 43 seconds West 207.06 feet; thence run Northwesterly 310.00 feet back to the point of beginning. Situated in Shelby County, Alabama.

BOOK 356 PAGE 753

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

91 AUG -2 AM 10:16

JUDGE OF PROBATE

1. Deed Tax	50
2. Mfg Tax	2.50
3. Recording Fee	4.00
4. Lending Fee	1.00
5. No Tax	1.00
6. Sheriff's Fee	1.00
Total	8.00

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 2

day of August, 19 91

WITNESS:

(Seal)

Oscar D. Southern (Seal)
Oscar D. Southern

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

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

hereby certify that Oscar D. Southern, Jr.

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 executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 2 day of August

A. D., 19 91