

SEND TAX NOTICE TO:

(Name) Lillie Mae Whitfield Yates
Martia Lee Yates
(Address) 945 Linthicum Street
Tarrant, Alabama 35217

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1982

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 One Dollar (\$1.00) and other good and valuable considerations

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

Lillie Mae Whitfield Yates and husband, Martia Lee Yates

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

Lillie Mae Whitfield Yates and husband, Martia Lee Yates

(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 part of the NW $\frac{1}{4}$ of Section 14, Township 18, South, Range 1 East, and being more particularly described as follows:
Commence at the point of intersection of the centerline of Shelby County Road #43 with the centerline of the Central of Georgia Railroad, thence South 62°52'E along the centerline of said Railroad 611.49 feet, thence South 41° 24' W 291.04 feet to the point of beginning of tract herein described; thence continue along the last named course 211.78 feet to the Northerly right of way of a County Road, thence South 53° 11' E along the Northerly right of way of said road 100.00 feet, thence South 42° 10' East along the Northerly right of way of said road 100.00 feet, thence South 26° 39' East along the Northerly right of way of said County Road 42.75 feet, to the centerline of a 60.00 ft. right of way, thence North 41° 24' East along the centerline of said 60.00 ft. right of way 230.97 feet, thence North 48°36' West 238.71 feet to the point of beginning, containing 1.15 acres.

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

91 AUG 26 PM 4:16

JUDGE OF PROBATE

2.00
2.50
2.00
1.00
8.50

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 26th

day of August, 19 91

WITNESS:

(Seal)

(Seal)

(Seal)

Lillie Mae Whitfield Yates (Seal)
(Lillie Mae Whitfield Yates)

(Martia Lee Yates)

Martia Lee Yates (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lillie Mae Whitfield Yates and Martia Lee Yates whose name s are 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 26th day of August, A. D., 19 91

Lawrence H. Fowler Jr.

Notary Public.