

422

SEND TAX NOTICE TO:

(Name) David E. George
471 Paige Circle
 (Address) Birmingham, Alabama 35226

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
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 Fifty-Two Thousand and no/100 (\$52,000.00) DOLLARS

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

Warren N. O'Shields, Jr., a single man; and
 Patrick Kent O'Shields, a married man
 (herein referred to as grantors) do grant, bargain, sell and convey unto

David E. George and Bunnie M. George

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

Shelby

County, Alabama to-wit:

SURFACE RIGHTS ONLY:

The SE 1/4 of the NE 1/4 of the SW 1/4 and that part of the E 1/2 of the SE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 1 West lying North of County Highway No. 69, Shelby County, Alabama; being Parcel G of a Resurvey of Parcels C, G, L & K of TRACT NINE SUBDIVISION, as recorded in Map Book 11, Page 20, in the Probate Office of Shelby County, Alabama.

SUBJECT TO a sixty (60) foot wide non-exclusive right of way along the West side of SE 1/4 of NE 1/4 of SW 1/4 and that part of the E 1/2 of SE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 1 West, lying North of County Highway #69, Shelby County, Alabama, being a part of Parcel G of a resurvey of Parcels C, G, L & K of TRACT NINE SUBDIVISION, as recorded in Map Book 11, Page 20, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF PATRICK KENT O'SHIELDS OR OF HIS SPOUSE.

1. Deed Tax	\$ 52.00
2. Mtg. Tax	\$ 0.00
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 60.50

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 4th

day of October 19 91

WITNESS:

STATE OF ALABAMA
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 91 OCT -7 AM 10:22

JUDGE OF PROBATE

Warren N. O'Shields Jr. (Seal)
 Warren N. O'Shields, Jr.

Patrick O'Shields (Seal)
 Patrick O'Shields

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Warren N. O'Shields, Jr. and Patrick Kent O'Shields 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 hand and official seal this 4th

October

A. D., 19 91

Mike A