

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTORS.

2541
SEND TAX NOTICE TO:

(Name) James V. Shaw
4253 Cahaba Drive 1383 Hwy 42
(Address) Birmingham, Alabama 35243
CALEBA, ALA 35040

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 Ten Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Gerald W. Espey, a single man; and Linda D. Espey, a single woman

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

James V. Shaw and Charlotte M. Shaw

(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 NW corner of the NW 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 2 West; thence run East along the North line of said 1/4-1/4 for 651.02 feet to the point of beginning; thence continue last described course for 150.0 feet; thence 88 degrees 07 minutes 22 seconds right run Southerly for 1259.28 feet to the Northerly right of way of Shelby County Highway #42; thence 87 degrees 22 minutes right run Westerly along said right of way for 150.0 feet; thence 92 degrees 37 minutes 50 seconds right run Northerly for 1271.09 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945, dated January 15, 1991.

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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 10 day of Dec, 19 91.

WITNESS:

(Seal)

(Seal)

(Seal)

Gerald W. Espey (Seal)
Linda D. Espey (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gerald W. Espey, a single man 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 10 day of Dec, A. D., 19 91

SEE REV. SIDE FOR ADDITIONAL ACKNOWLEDGE T. Roy Abner v Public.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Linda D. Espey, a single woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10 day of Dec, 1991.

Roy H. Galloway
Notary Public
MY COMMISSION EXPIRES JUNE 24, 1993

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

91 DEC 23 PM 12:14

Thomas A. Galloway, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$10.00
2. Mtg. Tax	\$
3. Recording Fee	\$3.00
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$19.00

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.