

9205686

PREPARED BY: Trimmier, Atchison and Hayley, P.C., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: WILLIAM P. IVEY AND WILDA L. IVEY, 120 OLIVER STREET, PELHAM, ALABAMA 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FIFTY SEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$57,250.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), JEAN B. BALDWIN, AS EXECUTRIX OF THE ESTATE OF W. A. BRAMLETT, DECEASED CASE NO. 30-200 (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, WILLIAM P. IVEY AND WIFE, WILDA L. IVEY (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOTS 2 AND 3, IN BLOCK 1, AS PER MAP OF POPE'S SUBDIVISION OF SHADY GROVE, LOCATED IN THE SW 1/4 OF SECTION 24, T20S, R3W, AS RECORDED IN MAP BOOK 4, PAGE 32 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

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 said GRANTEES, their heirs and assigns, that I(we) am(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(we) have hereunto set my(our) hand(s) and seal(s), on MAY 28, 1992.

Jean B. Baldwin
JEAN B. BALDWIN, AS EXECUTRIX OF THE ESTATE OF
W. A. BRAMLETT, DECEASED CASE NO. 30-200

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JEAN B. BALDWIN, AS EXECUTRIX OF THE ESTATE OF W. A. BRAMLETT, DECEASED CASE NO. 30-200, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on MAY 28, 1992.

My commission expires:
9-3-95

[Signature]
Notary Public

Cambridge

Inst # 1992-10334
06/05/1992-10334
09:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 65.00