

## SEND TAX NOTICE TO:

(Name) Timothy E. Montgomery  
 56 McGowan Street  
 (Address) Wilsonville, Alabama 35186

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 Twenty-Six Thousand, Eight Hundred Sixty and 88/100 (\$26,860.88) -- DOLLARS

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

Harry Atchison and wife, Bonnie L. Atchison

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

Timothy E. Montgomery and Angela M. Montgomery

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

Shelby County, Alabama to-wit:

A lot or tract of land situated in the Town of Columbiana, Alabama, described as follows: Beginning at a point on the North line of Section 26, Township 21, Range 1 West where said line crosses the East line of Main Street in said town and running East along the said North line of Section 26, 458 feet, more or less, to the Northwest corner of the lot of H. L. Gould, which point is about 30 feet East of the Northeast corner of said Section 26; thence South along the fence forming the West line of H. L. Gould lot a distance of 145 feet, or less, to the Northeast corner of the lot belonging to Mrs. J. C. Reinhardt; thence West along the fence forming the North line of said lot of Mrs. J. C. Reinhardt a distance of 429 feet, more or less, to the East line of Main Street; thence North along the East line of said Street 140 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

Subject to taxes for 1992, restrictions, easements, permits, rights of way, and roadways of record.

Inst # 1992-14624

\$ 26,860.88 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

07/21/1992-14624  
 12:44 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 NCD 7.50

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that ~~if either 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 GRANTEEES, 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 GRANTEEES, 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 21st

day of July, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

*Harry Atchison*

Harry Atchison

(Seal)

*Bonnie L. Atchison*

Bonnie L. Atchison

(Seal)

STATE OF ALABAMA  
 SHELBY COUNTY }

the undersigned authority

I, a Notary Public in and for said County, in said State, hereby certify that Harry Atchison and wife, Bonnie L. Atchison whose name s 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.

21st

July

Given under my hand and official seal this

A. D. 19

*Terry J. Letson*

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