

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) James R. Livingston, III

P.O. Box 29

(Address) Wilton, Alabama 35187

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 Three Thousand, Nine Hundred (\$3,900.00) and no/100-----

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
W. S. Myers and wife, Sandra W. Myers

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

James R. Livingston, III and Cathy M. Livingston

(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 tract of land situated in Birmingham Junction, Wilton, Alabama, described as follows: The North 106.67 feet of the West 210 feet of Lot No. 4, Block 3, according to the Map of Birmingham Junction, as filed in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of said Lot 4, which also in the accepted SW corner of the NW 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 12 East; thence North along the West boundary of said lot, which also is the accepted West boundary of said 1/4-1/4 Section, 100.0 feet to point of beginning; thence to the right at an angle of 90 degrees 00 minutes, Easterly 210.0 feet; thence left at an angle of 90 degrees 00 minutes, Northerly 106.67 feet; thence left an angle of 90 degrees 00 minutes, Westerly 210.0 feet; thence left 90 degrees 00 minutes and Southerly 106.67 feet to point of beginning.

Being situated in Shelby County, Alabama.

LESS AND EXCEPT that part in Public road right of way on the West side of said lot.

According to survey of W. M. Varnon, RLS #9324, dated July 22, 1992.

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

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 31st day of August, 19 92

WITNESS:

(Seal)

W. S. Myers (Seal)

(Seal)

Sandra W. Myers (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that W. S. Myers and wife, Sandra W. Myers 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.

Given under my hand and official seal this 31st day of August, A. D., 19 92

Notary Public.