

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

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) Otis Herndon
(Address) PO Box 326
Calera Ala 35040

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
(Address) P.O. Box 822 Columbiana, Al. 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 Fifteen Hundred and no/100 -----

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

T. H. Walton, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Otis Herndon and Montez Herndon
(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 or parcel of land containing 1.2 acres of land more or less and being situated in the southwest quarter of the southeast quarter of Section 5, Township 24 North, Range 13 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the southwest corner of the above described quarter-quarter and run east along the south line of said quarter-quarter a distance of 580.60 feet; thence turn an angle to the left of 91 degrees 06 minutes 43 seconds and run in a northerly direction a distance of 241.26 feet, more or less to a point in the center of a public dirt road, same being on the north line of that certain tract or parcel of land containing 0.5 acres and being recorded in Real Book 370, Page 852, in the office of the Judge of Probate of said Shelby County; thence turn an angle to the left of 88 degrees 53 minutes 15 seconds and run in a westerly direction a distance of 210 feet more or less to a point marking the northwest corner of said 0.5 acre tract; thence turn an angle to the right of 91 degrees 06 minutes 45 seconds and run in a northerly direction a distance of 226.97 feet to a point marking the southwest corner of that certain tract containing 1.50 acres and being recorded in Instrument No. 1992-8794 in the Office of the Judge of Probate of said Shelby County; thence turn an angle to the right of 91 degrees 01 minutes 49 seconds and run in an easterly direction a distance of 269.83 feet to a point marking the center of said public dirt road, same being the southeast corner of said 1.50 acre tract; thence turn in a southerly direction along said dirt road a distance of 234 feet, more or less to the point of beginning.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR OF HIS RESPECTIVE SPOUSE.

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, I have hereunto set my hand(s) and seal(s), this September day of 19 92.

WITNESS:

(Seal) T. H. Walton (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA

Shelby COUNTY }

Inst # 1992-21395
I, _____ a Notary Public in and for said County, in said State,

hereby certify that T. H. Walton
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 25th day of September A. D., 19 92

[Signature]
Notary Public.

Inst # 1992-21395
09/28/1992-21395
11:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NJS