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**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) Roderick R. Pair and  
Darla J. Pair  
(Address) P.O.Box 172  
Westover, Alabama 35185

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 3/82

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-one Hundred & no/100 (\$2100.00) DOLLARS

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

Tracy Lee Boggs and wife, Lois Marie Boggs

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

Roderick R. Pair and wife, Darla J. Pair

(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 Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 21, Township 20 South, Range 1 East for the point of beginning; thence run West along the South line of said quarter-quarter Section for 850.70 feet to the East right of way line of Shelby County Highway No. 109; thence turn an angle of 64 deg. 18' 59" right and run along said road right of way line for 33.29 feet; thence turn an angle of 115 deg. 41' 01" right and run 864.70 feet to the East boundary line of the said quarter-quarter section; thence turn an angle of 89 deg. 10' 53" right and run 30.0 feet to the point of beginning. Containing 0.59 acres. According to the survey of Larry W. Carver, Al. Reg. No. 15454.

Inst # 1992-23036  
10/12/1992-23036  
08:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 9.00

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 9th

day of October, 19 92

WITNESS:

\_\_\_\_\_(Seal)

Tracy Lee Boggs (Seal)  
(Tracy Lee Boggs)

\_\_\_\_\_(Seal)

Lois Marie Boggs (Seal)  
(Lois Marie Boggs)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tracy Lee Boggs and wife, Lois Marie Boggs 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 9th day of October, A.D., 19 92

Peggy J. Letson

Notary Public.