

This Form Provided By
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:

William Edwin Pitts and
(Name) Farris Alcine Pitts

(Address) _____

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD

(Address) 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 One and no/100 ----- DOLLARS
and love and affection

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
✓ Bernice McDanal, unmarried widow of H. C. McDanal, deceased

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

William Edwin Pitts and wife, Farris Alcine Pitts

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

Shelby

County, Alabama to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantor herein for the purpose of identification.

It is the intention of grantor to convey and grantor does hereby convey all property and any interest therein owned by grantor in Section 17, Township 21 South, Range 1 East, whether correctly described herein or not.

Inst # 1992-23101

10/12/1992-23101
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 19.00

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

WITNESS:

(Seal)

Bernice McDanal
Bernice McDanal (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bernice McDanal, unmarried widow of H. C. McDanal, deceased 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 she 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

1951 Hwy 7
Wetzelville, AP 35186

Shelby
Notary Public.

EXHIBIT "A"

The N 1/2 of NE 1/4 and the NE 1/4 of NW 1/4 of Section 17, Township 21, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT the following portions heretofore sold:

1. Less and except 11.68 acres heretofore conveyed to Connie Vansant by deed dated January 13, 1990.
2. Less and except 20.8 acres, more or less, conveyed to Walter Jack Vansant and Connie Vansant by deed dated January 4, 1989, recorded in Deed Book 220, Page 774.
3. Less and except one acre, more or less, heretofore sold to Nancy Gail Vansant and Charles William Vansant described as follows: A lot or parcel of land lying and being situated in the NW 1/4 of NE 1/4, Section 17, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: From the SW corner of said 1/4-1/4 Section run North 01 deg. 17 min. West along the West line of said 1/4-1/4 Section for 454.2 feet to the point of beginning of subject lot; from said point thus established, continue to run said course along said line for 210 feet; thence run North 88 deg. 23 min. East for 210 feet; thence run South 01 deg. 17 min. East for 210 feet; run thence South 88 deg. 23 min. West for 210 feet to the point of beginning, and containing one (1) acre, more or less.
4. Less and except twenty acres, more or less, heretofore sold to Nancy Gail Vansant and Charles William Vansant described as follows: The south half of the NE 1/4 of NW 1/4, Section 17, Township 21 South, Range 1 East, Shelby County, Alabama, and containing 20.8 acres, more or less.
5. Less and except 24 acres, more or less, owned by Peggy P. Wood and Ronald S. Wood as described in Deed Book 077, Page 106, in the Probate Records of Shelby County, Alabama.
6. Less and except parcels sold to Kenneth A. Moore and Brenda C. Moore by deed dated August 13, 1982, deed dated September 30, 1983, deed dated March 6, 1992 and deed recorded in Real Book 228, Page 961 in the Probate Records of Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

Bernice McDanal
Bernice McDanal, Grantor

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