

SEND TAX NOTICE TO:

(Name) James H. Walters(Address) 106 Sunnyside Circle
Columbiana, AL.

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 500.00 DOLLARS

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

Billy Thomas Remodeling & Building

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

James H. Walters and wife, Anita L. Walters

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

Shelby County, Alabama to-wit:

Lot 26, according to a resurvey of lots 21, 22, 23, 25 & 26 of the First Addition to Triple Springs, Second Sector, as recorded in Map Book 14, Page 55, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record, if any of record.

Inst # 1992-30196

12/16/1992-30196
09:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 9.50

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 15th day of September, 19 91.

WITNESS:

BILLY THOMAS REMODELING AND BUILDING

Billy Thomas (Seal)
Billy Thomas, as president (Seal)Billy Thomas (Seal)
Billy Thomas, individually (Seal)

STATE OF ALABAMA

Shelby COUNTY }I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy Thomas, as president of Billy Thomas Remodeling and Building 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 15th day of September, A.D., 19 91

ACKNOWLEDGMENT ON BACK

Notary Public.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy Thomas, 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 15th day of September 1991.

[Signature]
Notary Public

Inst # 1992-30196

12/16/1992-30196
09:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 9.50

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.