

SEND TAX NOTICE TO:

(Name) Charles O. Tidmore
P.O. Box 624
 (Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law
P.O. Box 822
 (Address) Columbiana, Alabama 35051

Form 1-1-3 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 Forty Thousand, Nine Hundred and no/100-----DOLLARS

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

Neil G. Norman, an unmarried man

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

Charles O. Tidmore and wife, Joyce Tidmore

(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 Northwest corner of Section 7, Township 22 South, Range 1 East; thence run South along the West line thereof 230.0 feet; thence turn 87 degrees 01 minutes left and run Easterly 240.3 feet to the Southwesterly right of way of Shelby County Highway 47 and a point of curve to the left, having a central angle of 5 degrees 08 minutes 34 seconds, a radius of 2783.94 feet; thence 107 degrees 45 minutes 55 seconds left to tangent and run along said right of way and said curve Northwesterly 249.8 feet to the North line of said 1/4-1/4; thence 68 degrees 29 minutes 04 seconds left from tangent and run Westerly along the North line of said 1/4-1/4 161.38 feet to the point of beginning. Situated in the NW 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 1 East. According to survey of Thomas E. Simmons, RLS #12945, dated January 12, 1993. Situated in Shelby County, Alabama.

Subject to taxes for 1993 and subsequent years., easements, ⁹⁹³⁻⁰¹⁹⁴² restrictions, rights of way, and permits of record. Inst. # 1993-01942

01/20/1993-01942
 03:07 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 47.50

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 19th day of January, 19 93.

WITNESS:

_____(Seal) Neil G. Norman (Seal)
 _____(Seal) _____(Seal)
 _____(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 Neil G. Norman, an unmarried man 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 19th day of January, A.D., 19 93
Mike T. Atchison
 Notary Public.

Mike A