

SEND TAX NOTICE TO:

(Name) Randy & Carolyn Washington

(Address) 241 Buie Rd
Columbiana, Al. 35051

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, we,

T. H. Walton, a married man

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

Randy Washington and wife, Carolyn A. Washington

(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 Northeast corner of the SW1/4 of the SE1/4 of Section 5, Township 24 North, Range 13 East, Shelby County, Alabama and run thence Westerly along the North line of said 1/4-1/4 section 580.16' to a point; Thence turn 96 degrees 16 minutes 35 seconds left and run Southerly 505.50 feet to a point in the centerline of a chert surfaced public road and the point of beginning of the property being described; Thence continue along last described course 342.68 feet to a point; Thence turn 89 degrees 59 minutes 58 seconds right and run Westerly 266.57 feet to a point in the centerline of same said chert surfaced road; Thence turn 127 degrees 17 minutes 29 seconds right and run Northeasterly down centerline of said road 137.91 feet to a point; Thence turn 3 degrees 44 minutes 22 seconds left and continue down centerline of said road 108.06 feet to a point; Thence turn 58 degrees 57 minutes 39 seconds right and run Easterly 4.49 feet to a point near the East edge of said road; thence turn 90 degrees 54 minutes 47 seconds left and run Northerly 8.59 feet to a point in the centerline of said road; Thence turn 43 degrees 22 minutes 24 seconds right and run Northeast down centerline of same said road 117.45 feet to a point; Thence turn 10 degrees 18 minutes 30 seconds left and continue down centerline of said road 62.57 feet to the point of beginning. Situated in Shelby County, Alabama.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS 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 7th day of April, 19 93.

WITNESS:

(Seal) T. H. Walton (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 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 7th day of April, A.D., 19 93

Marta J. Wilder

Notary Public.

Inst # 1993-09479
04/07/1993-09479
04:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD