

SEND TAX NOTICE TO:

(Name) Douglas or Magdalene Milstead

1223 Merriwether Road  
(Address) Pike Road, Alabama 36064

This instrument was prepared by

(Name) M. Smith

(Address) Hwy 46, Shelby, Al 35143

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and 00/100 DOLLARS

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

Odell E. Milstead and Bessie M. Milstead, Husband and Wife

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

Douglas and Magdalene Milstead

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

Shelby

County, Alabama to-wit:

One acre of land described as follows:

Commencing at a point where the East boundary line of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Sec. 3, Township 24, 13 East crosses or intersects the South right of way line of the Calera-Montevallo Highway and run in a Southwesterly direction along the South right of way line of the Calera-Montevallo Highway a distance of 420 ft. for a point of beginning, thence run South 210 ft., thence in a Southwesterly direction and parallel with said Highway 210 ft., thence North 210 ft. to said Highway 210 ft., thence in a Northeasterly direction along the South right of way line of said Highway to the point of beginning. Containing 1 acre in the NW $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 3 Township 24 North Range 13 East. Less and Except that part of subject property Sold to The State of Alabama recorded in Inst 1992-18382 for the Highway Right of Way.

Inst # 1993-18646

06/25/1993-18646  
11:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 7.00

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 25

day of June, 19 93

WITNESS:

\_\_\_\_\_  
(Seal) Odell E. Milstead (Seal)  
\_\_\_\_\_  
(Seal) Bessie M. Milstead (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Shelby COUNTY

I, Pearl Larris, a Notary Public in and for said County, in said State, hereby certify that Odell E. Milstead and Bessie M. Milstead whose names 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 25th day of June, A.D., 19 93

Pearl Larris  
Notary Public.