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**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:

(Name) James R. Eaves  
570 Jonesboro Circle  
(Address) 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 Four Thousand and no/100 ----- DOLLARS

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

Jessie Frances Ramsey, a widow  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
James R. Eaves and Jackie G. Eaves

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

Shelby County, Alabama to-wit:

A parcel of land, more fully described as being located in the NE 1/4 of SW 1/4 of Section 4, Township 20, Range 1 East, Shelby County, Alabama; Commence at the NE corner of the NE 1/4 of SW 1/4 of Section 4, and run West along 40 line a distance of 434 feet; thence run South and parallel with West 40 line a distance of 486 feet to a point and the point of beginning; continue South, the same course, 300 feet to a point on R.O.W. line of County Highway #51; thence run 20 degrees North of West and along R.O.W. line 278 feet to a point on R.O.W.; thence run North and parallel with East line 120 feet to a point; thence run 40 degrees North of East 200 feet to a point; thence run East 108 feet to a point and the point of beginning. All in the NE 1/4 of SW 1/4 of Section 4, Township 20, Range 1 East, Shelby County, Alabama.

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

08/13/1993-24074  
10:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 12.50

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 13 day of August, 19 93

WITNESS:

\_\_\_\_\_(Seal) \_\_\_\_\_(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 Jessie Frances Ramsey 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 13 day of August A. D., 19 93

Martha S. Wilder  
Notary Public.

Inst. # 1993-24074