

WARRANTY DEED-JOINT TENANCY

1,000

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Lynn Nash Gravette
461 Chappell Street
Sylacauga, AL 35150

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, and by way of gift, I, Florence Nash, of 195 Wilson Drive, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Lynn Nash Gravette, Wayne Almond Nash, Chelse Landis Nash, and Bennie Vance Nash, of 461 Chappell Street, Sylacauga, AL 35150 (herein referred to as grantees) for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7 of, Wilson Subdivision No 1 as drawn September 21, 1940 by R S Villadson, Engineer, for R C Wilson, and recorded in the office of the Probate Judge of Shelby County on December 1, 1943 at map book 3, page 62; also described as: The following tract of land in Montevallo: Beginning at the center of S3, Twp 24N, R12E, as a point of reference: thence N with the land line, N 1°35'W 838.6 feet to a point 30 feet S of the center line of the Calera and Centreville Highway (Alabama 25), thence N 85°30'W 322 feet along with and parallel with said Highway 25 to the NE corner of Lot 1, as a point of reference to the Lot herein conveyed, thence S 4°11'E 320 feet to the NE corner of Lot 7; thence S 85°49' W 195 feet to the NW corner; thence S 45°11'E 100 feet to the SE corner, thence N 85°49'E 195 feet to the SW corner; thence N 4°11'W 100 feet to the NE corner or point of beginning.

The conveyed property forms the homestead of the grantor herein.

To have and to hold to the said grantees for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, and to the heirs and assigns of the last such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 set our hands and seals, this 07 May 1992.

Witness:

Steven Sears

Florence Nash (Seal)
Florence Nash

I, the undersigned, acting as a Notary Public for the State of Alabama at Large, hereby certify that Florence Nash, whose name is signed to the foregoing conveyance, and who is (made) 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 7 May 1992.

Steven Sears
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 9, 1994
STATE OF ALABAMA

08/17/1993-24492
02:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 11.50

Inst # 1993-24492