

This Form Provided By
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) Michael W. Avery and Emily Kay Avery
2839 Highway 71
(Address) Shelby, AL 35143

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 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 EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$8,500.00) ----- DOLLARS

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

James E. Morris and wife, Emily J. Morris

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

Michael W. Avery and wife, Emily Kay Avery

(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 Southeast Corner of Section 3, T-21S, R-1E; thence run westerly along the south boundary of said Section 3 for 3347.98 feet; thence turn an angle of 89°05'28" to the right and run northerly for 871.94 feet to a point being the point of beginning of the parcel of land herein conveyed; thence continue along the last described course for 200.00 feet to a point; thence turn an angle of 90°00' to the left and run 245.00 feet to a point; thence turn an angle of 90°00' to the left and run 200.00 feet to a point; thence turn an angle of 90°00' to the left and run 245.00 feet to the point of beginning.

Said parcel is lying in the W½ of the SE¼ of the SW¼ of Section 3, T-21S, R-1E, and contains 1.12 acres.

Inst # 1993-26041

08/27/1993-26041
03:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 17.00

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 27th

day of August, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

James E. Morris (Seal)
James E. Morris
Emily J. Morris (Seal)
Emily J. Morris

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James E. Morris and wife, Emily J. Morris 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 27th day of August, A. D., 1993

Peggy J. Linton

Notary Public.

Inst # 1993-26041