

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) Roy Justice Whitsell
205 Doyle Dr.
(Address) Montevallo, Al. 35115

This instrument was prepared by

(Name) James R. Moncus, Jr.
1318 Alford Ave.
(Address) Birmingham, Al. 35226

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 Fifty-nine thousand six hundred and no/100 (\$59,600.00) DOLLARS

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

Ronald David Chesnut and his wife Renee Benita Fancher Chesnut

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

Roy Justice Whitsell and Bonnie D. Whitsell

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

Shelby

County, Alabama to-wit:

Lot 20, according to the Map of Third Sector, Sunnydale Estates, as recorded in Map book 7, Page 78 in the Probate Office of Shelby County, Alabama.

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

\$59,997 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1993-27605

09/10/1993-27605
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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, we have hereunto set our hand(s) and seal(s), this 3

day of September, 19 93.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Ronald David Chesnut (Seal)

Renee Benita Fancher Chesnut (Seal)

RENEE BENITA FANCHER CHESNUT (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald David Chesnut and his wife Renee Benita Fancher Chesnut whose name s 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of September, A. D., 19 93

Notary Public.

3-27605

Inst # 1993-27605