

This instrument was prepared by

(Name) Royse Evans and Betty Ruth Evans  
(Address) 855 Highway 52 Maylene, AL 35114

(Name) Wallace, Ellis, Fowler & Head

(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 ONE DOLLAR & other good and valuable consideration, DOLLARS  
and the exchange of properties  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Lourraine Franklin, a widow

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

Royse Evans and wife, Betty Ruth Evans

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

Shelby

County, Alabama to-wit:

PARCEL E:

Commence at the southwest corner of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 18, Township 20 South, Range 3 West; thence run East along the South line of said  $\frac{1}{4}$  a distance of 139.48 feet to a point; thence an azimuth of 63 deg. 56' 15" northeasterly a distance of 289.23 feet to the point of beginning of said Parcel "E"; thence proceed along the previous course a distance of 289.52 feet; thence an azimuth of 270 deg. 32' Westerly a distance of 260.00 feet; thence an azimuth of 179 deg. 58' 09" southerly a distance of 130.25 feet to the point of beginning, said property contains 0.39 acres. According to survey of E. Franklin Parker, Sr., Ala. Reg. No. 9983, dated May 21, 1992.

Inst # 1993-32358

10/18/1993-32358  
02:11 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

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, I have hereunto set my hand(s) and seal(s), this 18<sup>th</sup>

day of October, 19 93.

WITNESS:

\_\_\_\_\_  
(Seal)

Lourraine Franklin (Seal)  
(Lourraine Franklin)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lourraine Franklin 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 18<sup>th</sup> day of October, A. D., 19 93

Conrad M. Johnson Notary Public

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