

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) Dana T. Vansant, Sr.
411 North Main Street
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(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 Seventy-Three Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Murrel Mullins, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto Dana T. Vansant, Sr. and Jackie J. Vansant

11/12/1993-35926
11:58 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 NJS 9.50

(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 23, Township 21 South, Range 1 West; thence run Westerly along the South boundary of said Section 23 for 420.61 feet to an iron adjacent to the East curb along North Main Street; thence turn an angle of 89 degrees 56 minutes to the right and run Northerly along the East curb line of North Main for 1007.40 feet; thence turn an angle of 87 degrees 43 minutes 36 seconds to the right and run 7.89 feet to an angle iron, being the point of beginning of the parcel herein described; thence continue along the last described course for 350.0 feet to an angle iron; thence turn an angle of 87 degrees 22 minutes 10 seconds to the left and run 90.00 feet to an angle iron; thence turn an angle of 92 degrees 37 minutes 50 seconds to the left and run 350.00 feet to a point; thence turn an angle of 87 degrees 22 minutes 10 seconds to the left and run 90.00 feet to the point of beginning. Said parcel is lying in the SE 1/4 of the SE 1/4, Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to taxes for 1994 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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 5th day of November, 19 93.

WITNESS:

(Seal)
(Seal)
(Seal)

Murrel Mullins (Seal)
Murrel Mullins
William R. Justice (Seal)
by William R. Justice, Attorney in Fact
under Power of Attorney recorded as (Seal)
Instrument #1993-35925 in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA
Shelby COUNTY

I, Mike T. Atchison, a Notary Public in and for said County, in said State,

hereby certify that William R. Justice whose name as Attorney in Fact 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 is executed the same voluntarily on the day the same bears date. in his capacity as such Attorney in Fact.

Given under my hand and official seal this 5th day of November, A. D., 19 93

Notary Public signature

Inst # 1993-35926

MTA