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**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) Norman Latona  
77 Hwy 305  
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law  
P.O. 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 Sixty-Nine Thousand, Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Danny J. Clark and wife, Rebecca S. Clark

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

(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 SE corner of Section 32, Township 21 South, Range 1 West; thence run North along the East line thereof for 483.0 feet to an iron pin; thence 91 degrees 32 minutes 42 seconds left run 94.22 feet to the Westerly R/W of Shelby County Road 305 and the Point of Beginning; thence continue last described course for 556.99 feet; thence 94 degrees 44 minutes 50 seconds right run Northerly for 171.61 feet; thence 84 degrees 54 minutes 50 seconds right run Easterly for 552.29 feet to the Westerly R/W of said road; thence 106 degrees 06 minutes 10 seconds right to tangent of a curve to the left (having a central angle of 25 degrees 17 minutes 38 seconds and a radius of 398.61 feet) and along the R/W of said road a arc distance of 175.97 feet to the Point of Beginning.

According to the survey of Thomas E. Simmons, LS #12945, dated November 11, 1993.

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

\$55,600.00 of the above recited purchase price was paid for ~~inst # 1993-36083~~ mortgage recorded simultaneously herewith.

11/15/1993-36083  
11:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 22.50

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 hands and seal(s), this 11th

day of November, 19 93.

WITNESS:

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

Danny J. Clark (Seal)  
Danny J. Clark  
Rebecca S. Clark (Seal)  
Rebecca S. Clark

STATE OF ALABAMA }  
SHELBY COUNTY }

MTA

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Danny J. Clark and wife, Rebecca S. Clark 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 11th day of November, A. D., 19 93

Mike T. Atchison  
Notary Public.

Inst # 1993-36083