

SEND TAX NOTICE TO:

(Name) Donald L. Abbott  
2349-C 7th Way NW  
(Address) Birmingham, AL 35215

This instrument was prepared by

(Name) Robert C. McKee  
P. O. Box 170563  
(Address) Birmingham, AL 35217

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-ONE THOUSAND DOLLARS (\$31,000.00)----- DOLLARS

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

James C. Towns, unmarried, and Carolyn J. Schumpp, unmarried,

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

Donald L. Abbott and wife, Florence J. Abbott

(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 42, according to the Survey of High Chaparral, Sector B, as recorded in Map Book 16, Page 69 A, B, and C, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to any existing liens, easements, right of ways and restrictions of record, if any.

st # 1994-11022

04/05/1994-11022  
12:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 39.50

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 4<sup>th</sup>

day of April, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James C. Towns, unmarried, and Carolyn J. Schumpp, unmarried, 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 4<sup>th</sup>

day of April

A. D., 19 94

Robert C. McKee  
Notary Public.

st # 1994-11022