



JEFFERSON TITLE CORPORATION

This instrument was prepared by P (1) Rev 10/81 • Birmingham, AL 35201 • (205) 328-8020

(Name) HOLLIMAN, SHOCKLEY & KELLY, ATTORNEYS  
3821 Lorna Road, Suite 110  
(Address) Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA COUNTY SHELBY KNOWN ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN THOUSAND and no/100 (\$15,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, we,  
RICHARD G. FUTCH and wife, ENA A. FUTCH

(herein referred to as grantor) do grant, bargain, sell and convey unto  
BILLY R. COSTON and BERNICE G. COSTON

(herein referred to as GRANTEE(S)) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO:

- 1. Taxes for the year 1994 and subsequent years;
- 2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

Inst # 1994-16307

05/20/1994-16307  
09:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOB #35 26.00

TO HAVE AND TO HOLD to the said GRANTEE(S) as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), 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

day of MAY, 19 94.

WITNESS:

(Seal) Richard G. Futch (Seal)  
RICHARD G. FUTCH  
(Seal) Ena A. Futch (Seal)  
ENA A. FUTCH

STATE OF ~~ARKANSAS~~ ARKANSAS  
Marion COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that RICHARD G. FUTCH and wife, ENA A. FUTCH whose name is etc signed to the foregoing conveyance and who etc known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, I executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of May, 19 94.

MARY L. WILSON  
Notary Public  
Marion County, AR

EXHIBIT "A"

A tract of land located in the S 1/2 of the SW 1/4 of Section 22, Township 21 South, Range 3 West, described as follows: Commence at the Southeast corner of said half-quarter Section; thence North along the East line of said half-quarter Section 375 feet; thence 88° 30' left parallel to South boundary of said half-quarter Section 1180 feet to the point of beginning of boundary of tract of land herein described; said point of beginning being on the North right-of-way boundary of a street; thence continue along the last mentioned course 245 feet; thence 88° 30' right 425 feet; thence 91° 30' right 245 feet; thence 88° 30' right 425 feet to the point of beginning.  
Situated in Shelby County, Alabama.

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