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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) James Branch

(Address) 190 Hwy 201
Montevallo, AL 35115

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/92

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 Thirty Thousand and no/100

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

Harry L. Phillips and wife, Sue S. Phillips

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

James Branch and wife, Peggy Branch

(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 southwest corner of the NW 1/4 of the NE 1/4 of Section 18, Township 24 North, Range 13 East, Chilton County, Alabama and run thence easterly along the south line of said quarter-quarter section a distance of 664.22 feet to a steel pin and the point of beginning of the property being described; thence continue along last described course a distance of 664.22 feet to a steel pin representing the southeast corner of said NW 1/4-NE 1/4; thence turn a deflection angle of 91 degrees 09 minutes 09 seconds left and run northerly along the east line of said quarter-quarter section a distance of 1,335.91 feet to a steel pin set on the south margin of Chilton County Road No. 201; thence turn a deflection angle of 89 degrees 16 minutes 47 seconds left and run westerly along the south margin of said road No. 201 a distance of 664.19 feet to a steel pin corner; thence turn a deflection angle of 90 degrees 43 minutes 13 seconds left and run southerly a distance of 1,330.90 feet to the point of beginning.

Subject to restrictions, easements and rights of way.

****17,793.35 MORTGAGE TAX PAID ON 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, we have hereunto set our hand(s) and seal(s), this 10th day of June, 1994.

WITNESS:

(Seal)

(Seal)

(Seal)

✓ Harry L. Phillips (Seal)
✓ Sue S. Phillips (Seal)

STATE OF ALABAMA

Shelby

COUNTY

the undersigned authority

I, _____, a Notary Public in and for said County, in said State, hereby certify that Harry L. Phillips and Sue S. Phillips

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 10th day of June, A. D., 1994

Letty Collins
MY COMMISSION EXPIRES JANUARY 29, 1998 Notary Public.