

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) Dennis Stone

(Address) P.O. Box 541
Calera AL 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P.O. Box 822 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 Seven thousand seven hundred and no/100----- DOLLARS

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

David P. Downs, a single man and Dorothy Louise Schroeder, a married woman

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

Dennis Stone and wife, Jennie Stone

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lots 13, 14 and the South 40 feet of Lot 12, Block 61, according to Dunstan's Map of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF DOROTHY LOUISE SCHROEDER, GRANTOR HEREIN, OR OF HER RESPECTIVE SPOUSE.

Inst # 1994-24433

08/04/1994-24433
02:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 16.50

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 31ST

day of July, 19 94

WITNESS:

(Seal)

(Seal)

(Seal)

David P. Downs

Dorothy Louise Schroeder

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority

hereby certify that David P. Downs and Dorothy Louise Schroeder a Notary Public in and for said County, in said State,

whose name S 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 31ST day of July, A.D., 19 94

Notary Public.

Inst # 1994-24433