

This instrument prepared by:
John Hollis Jackson, Jr.
Attorney at Law
P. O. Box 1818
Clanton, AL 35045

500 993
Inst # 1994-26675

WARRANTY DEED TO PERFECT TITLE

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One and no/100 (\$1.00) DOLLAR and to perfect title to lands as described in those certain warranty deed recorded as Instrument 1992-12952 in the Office of the Judge of Probate of Shelby County, Alabama, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I, JoAnn Martin Cupp a/k/a JoAnn M. Stephens, a married woman (herein referred to as grantor) do grant, bargain, sell and convey unto JoAnn M. Stephens and husband, John W. Stephens (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Blocks 29 and 30 of the town of South Calera, according to a map or plat thereof on record in the Probate Judge's Office of Shelby County, Alabama, and being in the Southwest Fourth of Southwest Fourth of Section 11, Township 24, Range 13-East; ALSO all of the Southwest Quarter of Section 11, Township 24, Range 13-East, that lies South and West of Blocks 29, 30, 31, and 32 of said map or plat of the Town of South Calera, containing 13 acres, more or less.

ALSO: Beginning at Northwest corner of the Southwest Fourth of the Southwest Fourth of Section 11, Township 24, Range 13-East, 145 feet to a point, which point is the beginning; thence 54° East 499 feet iron stake; thence South 89-40 East 182 feet iron stake on North side of 6th Street in center of Tuscaloosa Avenue and with same North 2-30 East 480.4 feet stake; thence leavings same North 87° 30' West 234.5 feet to point of beginning, containing 2.36 acres, more or less.

The grantor herein certifies that the above described property constitutes no part of her present homestead.

TO HAVE AND TO HOLD unto the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the

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08/29/1994-26675
10:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DEC 1994 11:50

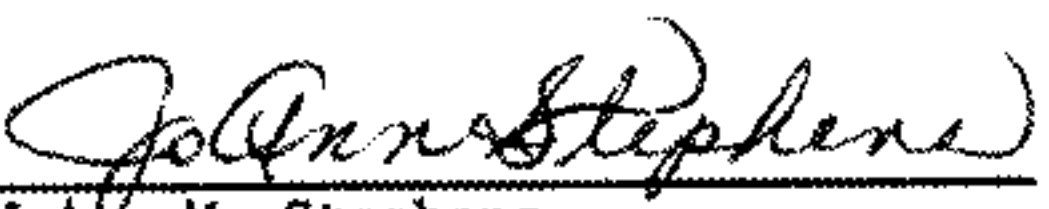
HOLLIS JACKSON, JR.
ATTORNEY AT LAW
SECOND AVENUE SOUTH
ST OFFICE BOX 1818
CLANTON, ALABAMA 35045

(205) 755-2004
(205) 755-2000

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 do for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 8
November
day of ~~September~~, 1993.

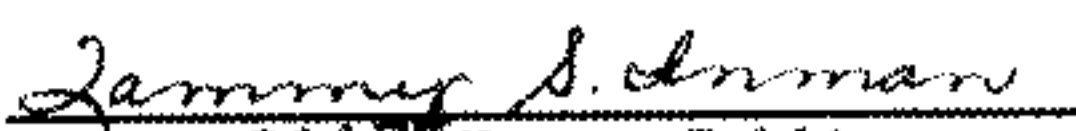

JoAnn M. Stephens

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JoAnn M. Stephens, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 *November*
day of ~~September~~,
1993.


Inst # 1994-26675 Notary Public

Address of Grantees:
268 Michigan Ave.
Shersley AL 35171

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50