

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

3000
Inst # 1994-26676

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 1992-12953 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 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:

Lots No. 15, 16, 17, 18 and 19 in Block 48, according to the map of South Calera Land and Improvement Company of South Calera, as recorded in Map Book 3, at Page 40, Office, Judge of Probate, Shelby County, Alabama.

ALSO, all that part of the right-of-way of Tuscaloosa Avenue lying West of said lots.

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 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.

Inst # 1994-26676
08/29/1994-26676
10:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
ONE NCB 11.30

HOLLIS JACKSON, JR.
ATTORNEY AT LAW
6000 AVENUE SOUTH
P.O. BOX 1818
CLANTON, ALABAMA 35045

2005 755-8004
2005 755-8009

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 Stephens
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.

Lammy S. Druman
Notary Public

Address of Grantees:
268 Michigan Ave
Shelby AL 35171

Inst # 1994-26676

08/29/1994-26676
10:39 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 11.50