

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

BROWN, TURNER & SHAW, L.L.C.
Attorneys at Law
211 22nd Street North
Birmingham, Alabama 35203

YON M. SNIDER
4774 HIGHWAY 25
MONTEVALLO, ALABAMA 35115

Inst # 1994-28576

STATE OF ALABAMA)

COUNTY OF SHELBY)

09/19/1994-28576
02:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIFTY SIX THOUSAND SIX HUNDRED FIFTY DOLLARS and 00/100 (\$56,650.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CECIL W. DICKSON and DONNA R. DICKSON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto YON M. SNIDER and RACHEL M. SNIDER, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 24 NORTH, TRANGE 12 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 12 EAST; THENCE IN A NORTHERLY DIRECTION ALONG EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 648.60 FEET TO THE POINT OF BEGINNING; THENCE 83 DEGREES 24 MINUTES 49 SECONDS LEFT IN A WESTERLY DIRECTION ALONG RIGHT OF WAY OF HIGHWAY #25 A DISTANCE OF 150.0 FEET; THENCE 96 DEGREES 56 MINUTES 03 SECONDS LEFT IN A SOUTHERLY DIRECTION A DISTANCE OF 175.07 FEET; THENCE 83 DEGREES 03 MINUTES 57 SECONDS LEFT IN AN EASTERLY DIRECTION A DISTANCE OF 158.93 FEET; THENCE 96 DEGREES 35 MINUTES 11 SECONDS LEFT IN A NORTHERLY DIRECTION ALONG EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 174.94 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. Subject to the taxes beginning October 1, 1993, which constitutes a lien, but is not yet due and payable until October 1, 1994.
2. Any and all restrictions, covenants, easements and rights of ways of record.

\$53,800.00 of the consideration herein was derived from a mortgage closed 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CECIL W. DICKSON and DONNA R. DICKSON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 14th day of September, 1994. CWD
DRD

Cecil W. Dickson

CECIL W. DICKSON

Donna R. Dickson

DONNA R. DICKSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT JmTza

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CECIL W. DICKSON and DONNA R. DICKSON, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 14th day of September, 1994.

[Signature]

Notary Public

My commission expires:

05/03/98

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