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This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

Value: 500.00
SEND TAX NOTICE TO:

This instrument was prepared by

(Name) John W. Stephens
P.O. Box 707
(Address) Calera, AL 35040

(Name) Michael T. Atchison, Attorney at Law
(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-3 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 One and no/100 ----- DOLLARS

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

JoAnn Martin Cupp a/k/a JoAnn M. Stephens, a married woman
(herein referred to as grantors) 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.

ALSO: Beginning at Northwest corner of the Southwest Fourth of the Southwest Fourth of Section 11, Township 24, Range 13 East, run South 145 feet to a point, which point is the beginning; thence South 4 degrees East 499 feet iron stake; thence South 89 degrees 40 minutes East 182 feet iron stake on North side of 6th Street in center of Tuscaloosa Avenue and with same North 2 degrees 30 minutes East 490.4 feet stake; thence leaving same North 87 degrees 30 minutes West 234.5 feet to point of beginning.

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

This deed is prepared to correct legal description in deed recorded in Instrument No. 1994-26675 in Probate Office of Shelby County, Alabama.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HER RESPECTIVE SPOUSE.

****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, I have hereunto set my hand(s) and seal(s), this 6th day of October, 1994.

WITNESS:

(Seal) JoAnn M. Stephens (Seal)

(Seal) 10/14/1994-31305 (Seal)

(Seal) 01:30 PM CERTIFIED (Seal)

(Seal) SHELBY COUNTY JUDGE OF PROBATE (Seal)

(Seal) 001 MEL 9.50

STATE OF ALABAMA }
Shelby COUNTY }

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

Given under my hand and official seal this 6th day of October, A. D., 1994

Letty Collins
MY COMMISSION EXPIRES JANUARY 29, 1995 Notary Public.