

This instrument was prepared by

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P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of _____ DOLLARS

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

Charles L. Oakes and wife, Sharron K. Oakes

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

Charles L. Oakes and Sharron K. Oakes

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

Shelby

County, Alabama to-wit:

A part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19, Township 19 South, Range 3 East, described as follows: Commence at the Northwest corner of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section and run South along West line of said 10 acres to the South right of way line of County Paved Highway No. 62 for point of beginning of lot herein described and thence in an Easterly direction along South right of way line of said highway a distance of 140 feet; thence run South and parallel with the West line of said 10 acres a distance of 300 feet; thence run West and parallel with South right of way line of said Highway a distance of 140 feet to West line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 19; thence run Northerly along West line of said 10 acres a distance of 300 feet to point of beginning. Situated in Shelby County, Alabama.

GRANTEE'S ADDRESS:

Inst # 1994-33920

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship,

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators, jointly and severally, 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 hands(s) and seal(s), this 25th

day of January, 1994.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Charles L. Oakes

Charles L. Oakes

Sharron K. Oakes

Sharron K. Oakes

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State,

hereby certify that Charles L. Oakes and wife, Sharron K. Oakes

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 27th day of

A.D. 1994