

SEND TAX NOTICE TO:

(Name) Calvin D. White & Betty B. White
2494 Highway 61 South
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 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 THOUSAND AND NO/100 (\$1,000.00) & OTHER GOOD & VALUABLE CONSIDERATIONS DOLLARS

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

James R. Ivey, Jr., a married man

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

✓ Calvin D. White and wife, Betty B. White

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

Shelby County, Alabama to-wit:

Begin at the SW corner of Lot No. 78, according to W. J. Horsley's map of the Town of Columbiana, Alabama. Said point of beginning being on the NW side of the Wilsonville and Columbiana Highway, and which Lot No. 78 is known as the Mrs. S. C. Hicks lot, and later as the T. T. Tinney residence lot, and from said point of beginning run along the north line or margin of said Wilsonville-Columbiana Highway, North 50 degrees east, 60 feet; thence north 25 degrees west, 60 yards; thence south 47 degrees west 60 feet to the NW corner of said Hicks lot, being said lot No. 78, thence south 30 degrees east 60 yares to the point of beginning. ALSO, that certain lot contiguous to the last above described lot and described as follows: Begin at the NW corner of Lot No. 78 according to Horsley's map of Columbiana, Alabama, and run thence north 32 degrees west 80 feet; run thence north 44 degrees east 60 feet; run thence south 32 degrees east 80 feet; run thence south 44 degrees west 60 feet to the point of beginning, and being the same lot described in the deed from Mary Bell Goodwin, being one and the same person as M.B. Goodwin to Inez Falkner as shown of record in Deed Book 108, on page 314, in the office of the Judge of Probate of Shelby County, Alabama. Each of the above described lots situated in the NE¼ of the NW¼ of Section 25, Township 21, Range 1 West, Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1995 and subsequent years. 1995 ad valorem taxes are a lien but not due and payable until October 1, 1995.
2. Permits and rights of way of record.

The above described property constitutes no part of the homestead of the grantor or the spouse of the grantor.

Inst # 1995-00245

01/04/1995-00245
11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 20th

day of December, 1994

WITNESS:

(Seal)

(Seal)

(Seal)

James R. Ivey Jr.
James R. Ivey, Jr. (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

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

hereby certify that James R. Ivey, Jr., a married man
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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, A. D., 19 94

Conrad H. Fowler Jr.
Notary Public

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