

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

SEND TAX NOTICE TO:

(Name) William Thomas Edwards, III

(Address) 450 Tecumseh Trail
Montevallo, Alabama 35115

This instrument was prepared by

(Name) Courtney Mason & Associates, PC

(Address) 100 Concourse Parkway, Suite 350

Form 1-1.5 Rev. 5/82 Birmingham, Alabama 35244

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 Ten Dollars and other good and valuable consideration DOLLARS

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

William Thomas Edwards, III, a single individual

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

William Thomas Edwards, III and Cynthia Gayle Robbins, single individuals

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

Shelby

County, Alabama to-wit:

Lot 4, according to the survey of Shoal Creek Highlands, First Sector, as recorded in Map Book 13 page 39, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, rights of way, current taxes, and setback lines if any, of record.

This deed is being given solely to correct the form of the deed.

Inst # 1995-00741

01/09/1995-00741
02:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 NCB

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 4th

day of January, 19 95

WITNESS:

(Seal)

William Thomas Edwards, III (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Thomas Edwards, III, a single individual 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, A. D., 19 94

Dawn Rosco

Notary Public

Inst # 1995-00741