

Stephen D. Stokes

M. Annette Davis

This instrument was prepared by

Send Tax Notice To:

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209

name
385 Highway 435
address
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Three Thousand, Two Hundred Fifty & no/100 (\$133,250.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Michelle R. Bisbey, an unmarried woman

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

Stephen D. Stokes and M. Annette Davis

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

See attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

\$119,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 24.50

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 January, 1995.

WITNESS:

(Seal)
(Seal)
(Seal)

Michelle R. Bisbey (Seal)
(Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michelle R. Bisbey, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, A. D., 1995

My commission expires: 4/21/96

William H. Halbrooks

Notary Public.

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EXHIBIT "A"

A parcel of land in the SW 1/4 of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: from the SW corner of the NW 1/4-SE 1/4, Section 21, run North 03°37'31"E 1045.17 feet to an iron pin on the south right of way line of County Road 435; run thence along said right of way line North 88°27'41"E 255 feet to an iron pin and the point of beginning of subject lot; from said point, continue said line 354.27 feet to an iron pin; thence run South 03°56'27"W 1023.91 feet to an iron pin; continue said course 525.03 feet to where said line intersects the northerly right of way line of County Road 61; thence run a chord bearing and distance of South 38°20'55"W 604.44 feet to where said right of way line intersects the east side of Bee's Wax Creek, as the same this day exists; thence run North 03°37'31"E 1005.99 feet to an iron pin; thence continue said course 1007.84 feet and back to the point of beginning, containing 14.23 acres, more or less.

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