

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) Jeffrey B. Singleton

(Address) 2025 King Charles Ct.  
Alabaster, AL 35007

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
Post Office Box 822  
(Address) Columbiana, Alabama 35051

Form 1-1-5 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 Forty Thousand, Five Hundred and no/100-----DOLLARS

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

Woodard S. Setzer and wife, C. Kay Setzer

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

Jeffrey B. Singleton and wife, Sandra K. Singleton

(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 3, according to the survey of Eagle Farms, as recorded in Map Book 9, Page 109 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$30,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Inst # 1995-02561

01/30/1995-02561  
02:18 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 19.00

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, we have hereunto set our hand(s) and seal(s), this 30th

day of January, 1995

WITNESS:

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Woodard S. Setzer (Seal)  
Woodard S. Setzer

C. Kay Setzer (Seal)  
C. Kay Setzer

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Woodard S. Setzer and wife, C. Kay Setzer whose names 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 30th day of January, A. D., 1995

[Signature]  
Notary Public.

Inst # 1995-02561