

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

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) Janet Kirkland
Terry Lovett
(Address) PO Box 692
Columbiana, Ala. 35051

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
(Address) P.O. Box 822 Columbiana, Al. 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 One and no/100 ----- DOLLARS

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

Helen Bradley and husband, W. T. Bradley
(herein referred to as grantors) do grant, bargain, sell and convey unto

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

One house and lot situated in the Town of Columbiana, Alabama, and described as follows:

Beginning at the forks, or junction of the Wilsonville and Columbiana paved highway and the Columbiana and Mardis Ferry Public Road, sometimes known as the Kingdom Road, and running thence in an Easterly direction along the South side of said Wilsonville and Columbiana paved Highway to the line fence of the lot now known as Mrs. Rosa Teague residence lot; run thence in a Southerly direction along the fence marking the Western boundary lot of the Rosa Teague lot to the North side of the Columbiana and Mardis Ferry Public road, sometimes known as the Kingdom Public Road; run thence in a Westerly direction along the North Margin of said road to the point of beginning and containing one acre, more or less, and being also known as Lot Number 83, according to W. J. Horsley's map of the town of Columbiana, Alabama EXCEPT therefrom 100 feet heretofore conveyed to Mrs. Rosa Teague, and situated in the Northwest quarter of Section 25, Township 21, Range 1 West, all situated in the Town of Columbiana, in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

02/27/1995-05044
12:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDI MCD 9.00

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 27
day of February, 19 95

WITNESS:

(Seal)

(Seal)

(Seal)

Helen Bradley (Seal)
Helen Bradley

(Seal)
W. T. Bradley (Seal)
W. T. Bradley

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Helen Bradley and W. T. Bradley 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 27 day of February, 19 95

Maucha S. Wilder
Notary Public.