

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Send Tax Notice To: WILLIAM H. STALLINGS, II
& DONNA LYNN DOVER
name
103 Arlington Avenue
address
Columbiana, AL 35051

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-One Thousand Eighty and no/100----- DOLLARS

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

PERRINE JOINER, A SINGLE WOMAN

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

WILLIAM H. STALLINGS, II and DONNA LYNN DOVER

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

SHELBY

County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 61,080.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Perrine Joiner is the surviving grantee of deed recorded in Book 172 page 165 in the Probate Office of Shelby County, Alabama; the other grantee, Henry Joiner having died on or about the 18th day of MAY 1983.

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 23rd day of February, 1995.

WITNESS:

(Seal)

(Seal)

(Seal)

Perrine Joiner By her Attorney in fact
Jane Joiner Griffin
PERRINE JOINER by her attorney in fact, JANE JOINER GRIFFIN
(Seal)

Inst # 1995-05187 (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that PERRINE JOINER by her attorney in fact, JANE JOINER GRIFFIN 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 23rd day of February A. D., 1995

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 12, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Jane Joiner Griffin
Notary Public.

EXHIBIT "A"

A PARCEL OF LAND IN THE NE 1/4 OF NW 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST DESCRIBED AS FOLLOWS:
COMMENCE AT THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN EAST ALONG THE SOUTH LINE THEREOF FOR 96.03 FEET; THENCE 89 DEG. 32 MIN. 45 SEC. LEFT RUN NORTHERLY FOR 1249.02 FEET; THENCE 100 DEG. 33 MIN. 15 SEC. LEFT RUN SOUTHWESTERLY FOR 364.35 FEET; THENCE 93 DEG. 00 MIN. RIGHT RUN NORTHWESTERLY FOR 119.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST DESCRIBED COURSE FOR 169.18 FEET TO A POINT; THENCE 98 DEG. 10 MIN. 46 SEC. LEFT RUN SOUTHWESTERLY FOR 163.26 FEET TO THE EASTERLY LINE OF ARLINGTON STREET; THENCE 81 DEG. 34 MIN. 09 SEC. LEFT RUN SOUTHEASTERLY FOR 153.99 FEET; THENCE 93 DEG. 05 MIN. 09 SEC. LEFT RUN NORTHEASTERLY FOR 162.47 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY IS SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SAID SECTION; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Inst # 1995-05187

02/28/1995-05187

09:54 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 12.00