

This instrument was prepared by

Send Tax Notice To:

Richard L. Flight
name

(Name) Martin, Drummond, Woosley & Palmer, P.C.
2204 Lakeshore Drive Suite 130
(Address) Birmingham, Alabama 35209

511 Shelby Street
address
Montevallo, Alabama 35115

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of Eighty Thousand Dollars and no/100 (\$80,000.00) DOLLARS

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

Benton Neal Albright and wife Donna Baugh Albright

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

Richard L. Flight and wife, Donna Kerns Flight

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

Shelby County, Alabama to-wit:

A certain lot in Square Number Forty-Six (46), according to the Original Plan of the Town of Montevallo, Alabama, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, described as follows:

Beginning on the Southerly side of Shelby Street at the Northernmost corner of the Old Episcopal Church lot and running thence in a Northwesterly direction along said Shelby Street seventy-five (75) feet; thence perpendicular to said Shelby Street a distance of one hundred fifty (150) feet; thence in a Southeasterly direction, parallel with said Shelby Street, a distance of seventy-five (75) feet; thence perpendicular to said Shelby Street, a distance of one hundred fifty (150) feet to the point of beginning; being a rectangular lot fronting seventy-five (75) feet on said Shelby Street and running in a parallel line a depth of one hundred fifty (150) feet and adjoining the Old Episcopal Church lot on the Northwest side thereof; being situated in Shelby County, Alabama.

\$ 76,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

03/02/1995-05454
01:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 20th day of February, 1995.

WITNESS:

(Seal)

(Seal)

(Seal)

Benton Neal Albright (Seal)
Benton Neal Albright
Donna B. Albright (Seal)
Donna Baugh Albright

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Hubert E. Rawson, Jr., a Notary Public in and for said County, in said State, hereby certify that Benton Neal Albright and wife Donna Baugh Albright whose name 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 20th day of February, A. D., 1995

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 6, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 995-05454