

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) James Timothy Curtis
110 Bolton Lane
(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
(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

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THOUSAND and no/100-----(\$60,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JAMES TIMOTHY CURTIS and KENNETH MIMS CURTIS, as Co-Executors of the Estate of Mary M.
Curtis, deceased, Probate Docket #33-188,
(herein referred to as grantors) do grant, bargain, sell and convey unto
JAMES TIMOTHY CURTIS and wife, DONNA G. CURTIS,

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

Shelby

County, Alabama to-wit:

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 25, Township 21 South, Range 1 West; thence run Westerly along the north line of said 1/4-1/4 and the north line of the NE 1/4 of the NW 1/4 for 2285.43 feet; thence 100 degrees 18 minutes left run Southeasterly for 1234.53 feet to the northerly line of Bolton Lane; thence 100 degrees 18 minutes right run Westerly along said R/W of bolton Lane for 667.05 feet to the Point of Beginning; thence continue last described course for 225.0 feet; thence 90 degrees 00 minutes right run Northerly for 250.00 feet; thence 90 degrees 00 minutes right run Easterly for 150.0 feet; thence 90 degrees 00 minutes right run Southerly for 50.00 feet; thence 90 degrees 00 minutes left run Easterly for 75.00 feet; thence 90 degrees 00 minutes right run Southerly for 200.0 feet to the Point of Beginning.

According to the survey of Thomas E. Simmons, LS# 12945, dated April 10, 1995.

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

\$40,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

04/26/1995-10903
02:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 28.50

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, we have hereunto set our hand(s) and seal(s), this 25th
day of April, 19 95

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

James Timothy Curtis - Co Ex. (Seal)
James Timothy Curtis - Co Executor
Kenneth Mims Curtis - Co Ex. (Seal)
Kenneth Mims Curtis - Co-Executor

STATE OF ALABAMA
SHELBY

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Timothy Curtis and Kenneth Mims Curtis, whose names as Co Executors for Mary M. Curtis, deceased 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 in their capacity as co-executors.

Given under my hand and official seal this 25th day of April A.D., 19 95

MY COMMISSION EXPIRES: 10/16/96

Notary Public.