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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) Timothy Allan Britnell

(Address) P.O. Box 202 Columbiana AL

35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-3 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 Fifty-Three Thousand and no/100 DOLLARS

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

Randy R. Morris and wife, Donna R. Morris

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

Timothy Allan Britnell and Betty King Britnell

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

Shelby

County, Alabama to-wit:

05/01/1995-11234
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001: HCD 11.50

A parcel of land being situated in the SW 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West, in Shelby County, Alabama, and being described as follows: Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West; thence North 00 degrees 24 minutes 12 seconds East along the West line of said 1/4-1/4 Section a distance of 530.46 feet to the Northerly right of way line of Sterrett Street (30-foot right of way); thence North 87 degrees 17 minutes 42 seconds East and run along said right of way a distance of 140.12 feet; thence North 87 degrees 32 minutes 50 seconds East and along said right of way run a distance of 140.00 feet to the point of beginning; thence continue along the last described course a distance of 104.93 feet; thence North 00 degrees 30 minutes 29 seconds East and leaving said right of way run a distance of 335.00 feet; thence South 87 degrees 32 minutes 50 seconds West and run a distance of 104.93 feet; thence South 00 degrees 30 minutes 29 seconds West and run a distance of 335.00 feet to the point of beginning.

Grantors herein reserve

the right to the use of a non-exclusive easement for ingress, egress, and utilities over and across the West 25 feet of above described property.

Situated in Shelby County, Alabama.
Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$50,350.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 28th

day of April, 19 95.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

Randy R. Morris (Seal)

Randy R. Morris (Seal)

Donna R. Morris (Seal)

Donna R. Morris

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Randy R. Morris and wife, Donna R. Morris 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 28th day of April, A.D. 19 95.

Mike T. Atchison
Notary Public.

Inst # 1995-11234