

SEND TAX NOTICE TO:

(Name) Rena Minette and Oscar Baity  
(Address) 1844 Center Street South  
Birmingham, AL 35205

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 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 DOLLAR & other good and valuable consideration DOLLARS

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

Rena Minette, a widow

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

Rena Minette and son, Oscar Baity

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

Shelby County, Alabama to wit:

Begin at the Northeast corner of Andrew Walker lot, running along West along said Andrew Walker line 70 yards to the point of beginning; thence North 70 yards; thence West to L. N. Railroad; thence South 70 yards; thence East to point of beginning in NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 12, Township 21, Range 3 West, 1 $\frac{1}{2}$  acres, more or less, being the same property heretofore conveyed to Leroy Cobb and wife, Rena Cobb, by Lee Byers and wife, Lourenia Byers by deed dated May 4, 1937, as shown by copy of said deed recorded in Deed Book 100 at page 556, Office of Judge of Probate of Shelby County, Alabama.

Beginning at the Northeast corner of Andrew Walker lot and running North 70 yards; thence West 70 yards; thence South 70 yards; thence East 70 yards to point of beginning, being in NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 12, Township 21, Range 3 West, containing 1 acre, being the same property heretofore conveyed to Rena Foster by Lee Byars and wife, Lourania Byars by deed dated March 24, 1932, as shown by copy of said deed recorded in Deed Book 84 at page 506, Office of Judge of Probate of Shelby County, Alabama.

06/13/1995-15377  
09:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOI SNA 9.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 13th

day of June 19 95

WITNESS:

(Seal)

(Seal)

(Seal)

Rena Minette  
(Rena Minette)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rena Minette, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of June A.D. 19 95.

Lannie Brasher  
Notary Public

Inst # 1995-15377