

This instrument was prepared by

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS

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

Olen Abbott and wife, Annie Abbott

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

Thomas Green, Jr. and Marie Green

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

Shelby County, Alabama to-wit:

Begin at the Southeast corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19, Range 2 East and run West along said Section Line 226 feet, more or less, to the East line of the Florida Short Route, sometimes known as Alabama Highway No. 91, and run Northwesterly along said highway line 250 feet, more or less, to the beginning point; thence run in a Northwesterly direction and along said highway right-of-way line 50 feet; thence run in a Northeasterly direction and perpendicular to said highway line 200 feet; thence run in a Southeasterly direction and parallel with said highway line 100 feet; thence run in a Southwesterly direction and perpendicular to said highway line 70 feet to Stedford Isbell lot; thence run Northwesterly and parallel to said highway line 50 feet; thence run Southwesterly and perpendicular to said highway line 150 feet to the point of beginning. Being situated in SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19, Range 2 East, together with all improvements situated thereon.

This deed is executed for the purpose of correcting that certain deed dated July 19, 1985, recorded in Deed Book 044, Page 916 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 16 day of July, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

Olen Abbott (Seal)
Annie Abbott (Seal)
1995-17901 (Seal)

STATE OF ALABAMA

Shelby COUNTY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Olen Abbott and wife, Annie Abbott whose name s are 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 16 day of July A. D., 19 95.

Form 31-A

Notary Public.

Inst # 1995-17901

07/10/1995-17901
General Acknowledged
\$19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 9.00

Conwill & Justice