

THIS DEED HAS BEEN MADE WITHOUT THE EXAMINATION OF THE TITLE TO THE PROPERTY HEREIN DESCRIBED.

SEND TAX NOTICE TO:

(Name) ^{WWB} Wales W. Bell and Sara Nell Bell
P.O. Box 821
(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(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 THREE HUNDRED AND NO/100 (\$300.00) ----- DOLLARS

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

Ronald P. Cain and wife, Gail Cain

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

Wales S. Bell and wife, Sara Nell Bell

(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 parcel of land lying in the NW $\frac{1}{4}$; SW $\frac{1}{4}$; Section 9; Township 21 South; Range 1 East, and more particularly described as follows:
Starting at the northeast corner of the said NW $\frac{1}{4}$; SW $\frac{1}{4}$; Section 9; Township 21 South; Range 1 East, run S 0°-24' W along the east boundary line of the said NW $\frac{1}{4}$; SW $\frac{1}{4}$ a distance of 368.8 feet to a point. Thence run 89 degrees-47' W for 395 feet to an iron marker, the point of beginning. Thence continue along the same line for 25.0 feet. Thence run N 22 degrees-51' E for 40.0 feet, more or less, to the southwest right of way of Davis Road. Thence run southeasterly along said R/W for 23 feet, more or less. Thence run southwesterly for 36.0 feet, more or less, to the point of beginning. Said parcel contains 880 square feet, more or less.

It is the intent of the grantors to convey to the grantees all of their right, title, and interest in any real property which they might own located South of Davis Road whether correctly described hereinabove.

Inst # 1995-21722

08/09/1995-21722
04:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 10.00

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 4th

day of August, 19 95

WITNESS:

(Seal)

Ronald P. Cain

(Seal)

Ronald P. Cain

(Seal)

Gail Cain

(Seal)

(Seal)

Gail Cain

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronald P. Cain and wife, Gail Cain 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 4th

day of

August

A. D., 19

95

Courtnth Fowler Jr.

Notary Public.