

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) Buster Martin

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P.O. Box 822 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 Forty thousand and no/100-----DOLLARS

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

Heustis Avritt, a single man

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

✓ Buster Martin and Lyndal R. Martin

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

Shelby County, Alabama to-wit:

For point of beginning of the lands herein described and conveyed commence at a point on the northern boundary of the SW 1/4 of NE 1/4 of Section 35, Township 21, Range 3 West, where the northern boundary of said 1/4-1/4 Section is intersected by the westernmost edge of the Montevallo Road; thence run in a southerly direction along the said Montevallo Road a distance of 521 feet to a point; thence turn right and run parallel to the northern boundary of the SW 1/4 of NE 1/4 and SE 1/4 of NW 1/4 of said Section for a distance of 420 feet to a point; thence turn right and run parallel with said Montevallo road a distance of 521 feet to a point on the northern boundary of the SE 1/4 of NW 1/4 of said Section; thence turn to the right and run a distance of 420 feet to the point of beginning; situated in Shelby County, Alabama.

Heustis Avritt is the surviving grantee in the deed recorded in Deed Book 268, Page 575. Rosemary Avritt having died on or about the 4 day of April, 1988.

10/06/1995-28036
01:57 PM CERTIFIED

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 hereon; 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 will warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS WHEREOF, I _____ have hereunto set _____ my _____ hand(s) and seal(s), this _____
October 19 95

(Seal)

Heustis Avritt
Heustis Avritt

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Heustis Avritt _____

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 6th day of October A. D., 19 95

Notary Public, Alabama State At Large
My Commission Expires Jan. 21, 1997.

Paul B. Belloni
Notary Public

Inst # 1995-28036

001 HEL
SHELBY COUNTY JUDGE OF PROBATE
48.50
10/06/1995-28036
01:57 PM CERTIFIED