

SEND TAX NOTICE TO:

(Name) ROGER & JOYCE SHACK

(Address) PO BOX 356 MONTEVALLO, AL 35115

This instrument was prepared by THOMAS JACKSON ATTY @ LAW FOR

(Name) FIRST FAMILY FINANCIAL SERVICES, INC.

(Address) 3594 PELHAM PKWY. STE. 102 PELHAM, AL 35124

Form 1-1-3 Rev. 8/92
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYER TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ~~XXXXXXTHOUSANDXXXXXX~~ THREE THOUSAND FIVE HUNDRED DOLLARS & 00/100 DOLLARS

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

KING DAVID NUNN, AN UNMARRIED WIDOWER
(herein referred to as grantors) do grant, bargain, sell and convey unto

ROGER SHACK AND WIFE JOYCE SHACK
(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 PORTION OF LOTS 52 AND 53, BLOCK F, ACCORDING TO PLAT OF ELLIS ADDITION TO EAST MONTEVALLO, ALABAMA, BEING MORE PARTICULARLY AS FOLLOWS: COMMENCE AT THE INTERSECTION OF COMMERCE STREET AND DAUPHIN STREET; THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF COMMERCE STREET A DISTANCE OF 74.2 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN CONVEYED; THENCE CONTINUE WESTERLY ALONG COMMERCE STREET A DISTANCE OF 74.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 52; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF LOT 52 AND 53 A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER OF SAID LOT 53; THENCE RUN IN A EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID LOT 53 A DISTANCE OF 74.2 FEET TO A POINT ON THE WESTERLY LINE OF CALIFORNIA CONNELL'S PROPERTY; THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINES OF MARY WARD AND CALIFORNIA CONNELL'S LOTS AND PARALLEL WITH DAUPHIN STREET 100 FEET TO THE POINT OF BEGINNING OF PARCEL HEREIN CONVEYED. ADDRESS: 127 COMMERCE ST. TAX MAP OR PARCEL ID NO. 36-2-3-2-2-47.

Inst # 1995-29012

10/12/1995-29012
09:16 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 12.00

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 revoked 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, I have hereunto set MY hand(s) and seal(s), this 10TH

day of OCTOBER, 1995

WITNESS:

(Seal)

(Seal)

(Seal)

King David Nunn
KING DAVID NUNN (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 KING DAVID NUNN, AN UNMARRIED WIDOWER 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 HAS executed the same voluntarily on the day the same bears date.

MY COMMISSION EXPIRES
AUGUST 29, 1999

official seal of this
AUGUST 29, 1999

day of OCTOBER

Thomas L. Fortson
Notary Public A.D. 1995