

SEND TAX NOTICE TO:

This instrument prepared by:
Buddy Rawson

(Name) Van Allen Ford
(Address) 1701 Derby Circle
Helena, Alabama 35080

Warranty Deed
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ ONE HUNDRED THIRTY THOUSAND AND NO/100-----
----- DOLLARS (\$130,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,
Aubrey T. Cote, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto Van Allen Ford and Alicia Leigh Ford

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 6, according to a resurvey of Dearing Downs Subdivision, 5th Sector, as
recorded in Map Book 10, Page 71, in the Probate Office of Shelby County,
Alabama.

12/01/1995-34436
12:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 15.00

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/I have set our/my hand(s) and seal(s), this 29th day of November, 1995.
Signed, sealed and delivered in the presence of:

_____(Seal) Aubrey T. Cote _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Aubrey T. Cote
whose name(s) 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 29th day of November, A.D., 1995
Willie Howard Brown, II
Notary Public

My Commission Expires: 5-1-99