

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) Lowell Rocks
(Address) 52296 Hwy 25
Vand. in Ala
35176

This instrument was prepared by
✓ Mike T. Atchison, Attorney
(Name) P.O. Box 822
Columbiana, Alabama 35051
(Address)

Form 1-1-5 Rev. 5/82 **DEED IN LIEU OF FORECLOSURE**
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 the release of that certain mortgage recorded in Real Record 338, Page 184, in the Probate Office of Shelby County, Alabama. DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Russell E. McDonald and wife, Darlene McDonald
(herein referred to as grantors) do grant, bargain, sell and convey unto

12/29/1995-37260
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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

PARCEL I:
Beginning at the NW corner of the Lot Five (5) running SW 52 1/2 feet; thence Southeast parallel with Central of Georgia Railroad right of way 250 feet across Lots One (1), Two (2), Three (3), Four (4) and Five (5) of the Town of Sterrett, Alabama; thence Northeast 52 1/2 feet; thence NW 250 feet along Central of Georgia Railroad right of way to starting point. Being part of Block E, Crume's Addition to Sterrett. Situated in Shelby County, Alabama.

PARCEL II:
100 feet East and West by 52 1/2 feet North and South on the West side of Lots 3, 4, and 5, and also 100 feet East and West by 30 feet North and South of Lot 2, also on the West side, according to map of Sterrett, Alabama, recorded in the Probate Office of Shelby County, Alabama, situated in the W 1/2 of the SW 1/4 of Section 19, Township 18 South, Range 2 East, and being part of Block E, Crumes Addition to Sterrett. Situated in Shelby County, Alabama.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS DEED IS GIVEN IN LIEU OF FORECLOSURE OF THAT CERTAIN MORTGAGE RECORDED IN REAL RECORD 338, PAGE 184, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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 27th day of December, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

Russell E. McDonald (Seal)
Russell E. McDonald
Darlene McDonald (Seal)
Darlene McDonald

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Russell E. McDonald and wife, Darlene McDonald whose name s 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 27th day of December, A. D., 19 95
Mike T. Atchison
Notary Public

Inst # 1995-37260