

This instrument was prepared by:
Shelly Moss
Attorney at Law
4 Office Park Circle, Suite 116
Birmingham, Alabama 35223

Send tax notice to:

James B. Williamson
1103 Dunnivant Valley Road
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS**
Shelby

Inst # 1996-05513

That in consideration of Ninety Five Thousand and 00/100 (95,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thelma Sue Montgolf, a single woman

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

James B. Williamson and Christa K. Williamson

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

See exhibit "A" attached hereto and incorporated herein

\$ 90250.00 of the proceeds come from a purchase money mortgage recorded simultaneously herewith.

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, I (We) have set my (Our) hand(s) and seal(s), this 13th day of February, 1996.

WITNESS:

(Seal) *Thelma Sue Montgolf* (Seal)
Thelma Sue Montgolf

(Seal) _____ (Seal)

Sue Leach Montgolf is one and the same as Thelma Sue Montgolf. Sue Leach Montgolf is the surviving grantee, James P. Montgolf Jr. having died on or about March 2], 1994.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Shelly Moss, a Notary Public in and for said County, in said State, hereby certify that Thelma Sue Montgolf whose name is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February A.D., 1996.

Shelly Moss
notary public SHELLY MOSS
MY COMMISSION EXPIRES 11-5-97

02/21/1996 -05513
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00

EXHIBIT "A"

From the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, looking in a Westerly direction along the South line of said quarter-quarter section turn an angle to the right of 2° 33' 25" and run in a Westerly direction for a distance of 168.48 feet, more or less, to an existing crimp iron pin; thence turn an angle to the left of 10° 47' 53"-and run in a Southwesterly direction for a distance of 169.78 feet to an existing old open top iron pin being the point of beginning; thence turn an angle to the right 18° 50' 48" and run in a Northwesterly direction for a distance of 211.21 feet to an existing old open top iron pin being on the Southeast right-of-way line of Shelby County Highway No. 41; thence turn an angle to the right of 119° 13' 05" and run in a Northeasterly direction along the Southeast right-of-way line of Shelby County Highway No. 41 for a distance of 211.52 feet to an existing old open top iron pin; thence turn an angle to the right of 61° 08' 08" and run in a Southeasterly direction for a distance of 210.74 feet to an existing old open top iron pin; thence turn an angle to the right 118° 55' 28" and run in a Southwesterly direction for a distance of 210.15 feet, more or less, to the point of beginning.

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