

SEND TAX NOTICE TO:

(Name) Frances Lee Butler

(Address) 30880 Hwy 25
Wilsonville Ala 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-3 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 Fifty-Six Thousand, Three Hundred and no/100----- DOLLARS

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

Alfred W. Arnett, a single man

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

Frances Lee Butler and John T. Batson

(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 lot located in the Town of Wilsonville, Alabama, situated in the NW 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 2 East, described as commencing at the point of intersection of the North right of way line of McGowan's Ferry Road with the East right of way line of Montgomery Road now known as Alabama State Highway No. 25 and run thence in a Northeasterly direction along the East right of way line a distance of 202.5 feet to the point of beginning of the lot herein described and conveyed; run thence in a Northeasterly direction along the East right of way line of said Alabama State Highway No. 25 a distance of 125 feet, more or less, to the Southwest corner of the T.O. Smith residence lot; run thence in a Southeasterly direction and along the South line or Southwest line of the T.O. Smith lot, a distance of 117 feet to a point, run thence South 70 feet to a point; run thence in a Westerly direction a distance of 161 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

Inst # 1996-09607

03/25/1996-09607
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 65.00

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, I have hereunto set my hand(s) and seal(s), this 21st

day of March, 19 96.

WITNESS:

Alfred W. Arnett (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 Alfred W. Arnett, 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 21st day of March, A.D., 19 96.

My commission expires: 10-16-96

Notary Public

Inst # 1996-09607