

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

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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) Renee' Henderson

(Address) 8085 Highway 26
Columbiana, Al. 35051

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 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 Five Hundred and no/100 DOLLARS

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

Renee' Henderson, a single woman

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

James E. Tucker and Renee' Henderson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the NW corner of Section 21, Township 21 South, Range 1 West; thence run East along the North line thereof for 664.02 feet to the Point of Beginning; thence continue last described course for 796.72 feet; thence 90 degrees 00 minutes right run South for 800.93 feet; thence 31 degrees 23 minutes 53 seconds right run Southwesterly 643.67 feet to the North R/W of Shelby County Highway #26 and a curve concaved to the left having a central angle of 35 degrees 42 minutes 55 seconds and a radius of 976.13 feet; thence 109 degrees 53 minutes 20 seconds right to tangent of said curve, run along the arc thereof for 608.47 feet; thence 76 degrees 36 minutes 53 seconds right from tangent of said curve run Northerly for 1021.42 feet to the Point of Beginning, to be known as Parcel I, according to Deer-Run Estates.

According to the survey of Thomas E. Simmons LS #12945, dated December 8, 1993.

Subject to restrictions, easements and rights of way of record.

Inst # 1996-12527

04/17/1996-12527
02:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 RCD 9.00

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 15

day of April, 1996

WITNESS:

(Seal)

Renee' Henderson
Renee' Henderson

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

the undersigned authority

I, _____, a Notary Public in and for said County, in said State,

hereby certify that Renee' Henderson

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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 15 day of April, A. D., 1996

Michael T. Atchison
Notary Public

Inst # 1996-12527