

THIS DEED HAS BEEN MADE WITHOUT THE EXAMINATION OF THE TITLE TO THE PROPERTY HEREIN DESCRIBED.

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 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 (\$500.00) AND THE EXECUTION OF DOLLARS A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$46,810.00

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

Fannie Mae Carden, a widow

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

Curtis L. Cofer, Jr. and wife, Anita G. Cofer

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

Shelby

County, Alabama to-wit:

Begin at the Northeast Corner of the NW 1/4, Section 20, T-22S, R-2W; thence run easterly along the north line of Section 20 for a distance of 766.29 feet to a point; thence turn an angle of 86 degrees 17 minutes 47 seconds to the right and run southerly for a distance of 566.08 feet to a point on the north right-of-way line of County Highway 16; thence turn an angle of 91 degrees 59 minutes 33 seconds to the right and run westerly along said right-of-way line for a distance of 1189.02 feet to a point; thence turn an angle of 90 degrees 08 minutes 02 seconds to the right and run for a distance of 600.63 feet to a point on the north Section line of said Section 20; thence turn an angle of 91 degrees 34 minutes 38 seconds to the right and run easterly along said Section line for a distance of 402.17 feet to the point of beginning.

Said parcel is lying in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4, Section 20, T-22S R-2W, and contains 15.77 acres.

Inst # 1996-15408

05/10/1996-15408
10:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.00

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 10th day of May, 1996.

WITNESS:

(Seal)
(Seal)
(Seal)

Fannie Mae Carden
Fannie Mae Carden

(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 Fannie Mae Carden, a widow 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 10th day of May, A. D., 1996

Constance H. Foster Jr.

Notary Public

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