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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) Scott Grantham

(Address) 314 Thompson Street
Columbiana Ala 35051

This instrument was prepared by

(Name) Mike T. Atchison

(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 SEVENTY NINE THOUSAND AND NO/100 DOLLARS

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

JANE I. WINDHAM, a married woman,
NANCY I. BLANKENSHIP, a married woman,
(herein referred to as grantors) do grant, bargain, sell and convey unto
L. SCOTT GRANTHAM and wife, ALISON M. GRANTHAM,

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

Shelby

County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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

\$68,100.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

\$10,900.00 of the above recited purchase price was paid from a purchase money second mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

Inst # 1996-16303

05/20/1996-16303
01:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCB 12.00

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 grantor 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 grantors 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 17th

day of May, 1996

WITNESS:

(Seal)

Nancy I. Blankenship (Seal)
Nancy I. Blankenship

(Seal)

Jane I. Windham (Seal)
Jane I. Windham

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nancy I. Blankenship and Jane I. Windham whose names 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 17th day of May, A.D. 1996

[Signature]
Notary Public
My Commission Expires: 10/16/96

Inst # 1996-16303

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A lot of land in the town of Columbiana, Alabama described as follows: Beginning at a point on the west side of Thompson Street which is 143 feet south of Sterrett Street, thence run south along said Thompson Street 65 feet to the north line of Luther McGiboney's lot, thence west along the north line of said last named lot 208 feet; thence north 65 feet; thence east 208 feet to the point of beginning, and being a part of Lot Number 93 according to Horsley's map of Columbiana.

ALSO, a lot in the Town of Columbiana, Alabama and being a part of the SW 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West, more particularly described as follows: Commence at the intersection of the South boundary of Sterrett Street with the West boundary of Thompson Street and run thence Southerly along the West boundary of Thompson Street a distance of 117 feet to a point marked by an iron stake; thence continue Southerly along the west boundary of Thompson Street 26 feet to an iron pin marking the NE corner of the Barney and Elizabeth Isbell lot; thence Westerly along the North boundary of said Isbell lot 110 feet to the SE corner of a parcel of land sold to Barney and Elizabeth Isbell by deed from J. H. Upchurch and wife, Esther Upchurch dated May 26, 1971, which said point is marked by an iron pin; thence Northerly with said Thompson Street and along the East boundary of the property purchased by the last mentioned deed 26 feet to a point; thence Easterly and parallel with Sterrett Street 110 feet to the point of beginning.

A lot in the Town of Columbiana, Alabama, more particularly described as follows: Commence at the intersection of the South boundary of Sterrett Street with the West boundary of Thompson Street and run thence Southerly along the west boundary of Thompson Street a distance of 143 feet to a point marking the NE corner of the Barney and Elizabeth Isbell lot and being marked by an iron pin; thence Westerly and parallel with Sterrett Street and along the North boundary of said Isbell lot 208 feet to point of beginning of the lot herein described and conveyed; thence run North and parallel with Thompson Street a distance of 2 feet to a fence of J. H. Upchurch and Esther D. Upchurch; thence Easterly along said fence 78 feet to the corner of said fence; thence Northerly parallel with Thompson Street and along a North-South fence of said J. H. Upchurch and Esther Upchurch a distance of 24 feet; thence Easterly and parallel with Sterrett Street 20 feet to the East boundary of J. H. and Esther Upchurch lot; thence Southerly and parallel with Thompson Street and along the East boundary of said Upchurch lot a distance of 26 feet to the North boundary of said Isbell lot; thence Westerly along the North boundary of said Isbell lot a distance of 98 feet to the point of beginning.

Nancy E. Blankenship
Jane D. Windham

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SHELBY COUNTY JUDGE OF PROBATE
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