

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Matthew B. Dill

(Address) _____

This instrument was prepared by

(Name) Mike 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 SIXTY NINE THOUSAND NINE HUNDRED AND NO/00-----(\$69,900.00) DOLLARS

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

RUBY L. BAUGHN, a single woman,

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

MATTHEW B. DILL and wife, VICKI C. DILL,

(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 Northwest corner of Lot 15, the same being the North most point of said lot on the East line of Myrtle Street, according to McDow-Harrison-Walton Subdivision recorded in Map Book 3, Page 153, in the Probate Office of Shelby County, Alabama, and run thence South 50 degrees 13 minutes East 140 feet along the Northerly line of said Lot 15; thence run in a Northeasterly direction 173.3 feet to a point on Milstead Road, being the new County Highway being constructed across Mount Dixie, which said point is 130 feet Southeast of the East line of Myrtle Street; thence run in a Northwesterly direction along the right of way line of said Milstead Road 130 feet to the East line of Myrtle Street; thence run in a Southwesterly direction along the Easterly line of Myrtle Street 93 feet to the point of beginning. Being a part of the SW 1/4 of SE 1/4 of Section 24, and a part of the NW 1/4 of NE 1/4 of Section 25, all in Township 21 South, Range 1 West, Shelby County, Alabama.

Ruby L. Baughn is the surviving grantee in that certain deed recorded in Deed Book 345, Page 826, in Probate Office of Shelby County, Alabama; the other grantee, Roy F. Baughn, Sr., having died on or about the 10th day of March, 1995.

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

\$67,800.00 of the above recited purchase price was paid from a 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 have hereunto set my hand(s) and seal(s), this 30th day of May, 19 96

WITNESS:

_____(Seal) Ruby L. Baughn _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

06/03/1996-17759
12:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ruby L. Baughn 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 30th day of May, A. D., 19 96

Janet F. Parris
Notary Public

My Commission Expires: 10/16/96

1996-17759