

SEND TAX NOTICE TO:

(Name) Clarence A. Belew, Jr. and Marilyn Denise Belew
(Address) 1712 Westover Road
Harpersville, AL 35078

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 3/82

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 ONE DOLLAR & other good and valuable consideration DOLLARS

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

Clarence A. Belew and wife, Virginia W. Belew

(herein referred to as grantors) do grant, bargain, sell and convey unto our son and daughter-in-law,

Clarence A. Belew, Jr. and wife, Marilyn Denise Belew

(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 NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 27, Township 19, Range 1 East, and run South 160 feet, more or less, to the South line of the Florida Short Route (Alabama Highway 91), thence in an Easterly direction along the South line of the said Highway 410 feet to the point of beginning. Thence in a Southerly direction and perpendicular to said Highway 210 feet, thence in an Easterly direction and parallel with said Highway 105 feet, thence in a Northerly direction and perpendicular to said Highway 210 feet, thence in a Westerly direction along South margin of said Highway 105 feet to the point of beginning.

Also, an easement across the North 20 foot of the lot lying East of above described lot, which easement is to be used as a driveway for the above one-half acre lot.

Inst # 1996-24088

07/25/1996-24088
02:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOL MCB 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, we have hereunto set our hand(s) and seal(s), this 25th day of July, 19 96.

WITNESS:

Dorothy Jackson (Seal)
J. F. Head (Seal)
(Seal)

Clarence A. Belew (Seal)
(Clarence A. Belew)
Virginia W. Belew (Seal)
(Virginia W. Belew)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clarence A. Belew and Virginia W. Belew whose name s 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 25th day of July, A. D., 19 96
Janice E. Culver
Notary Public

Inst # 1996-24088