

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of FOUR HUNDRED & TWO ^{NO} DOLLARS

to the undersigned grantor RUTH-CHAPMAN

in hand paid by JAMES A. CHAPMAN

the receipt whereof is acknowledged I the said RUTH-CHAPMAN

do I grant, bargain, sell and convey unto the said JAMES A. CHAPMAN.

as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY CO. AL. - PART OF LOT FIVE IN BLOCK 8 IN THE TOWN OF HELENA, ALABAMA. LOCATED AS FOLLOWS: BEGINNING AT A POINT 50 FEET NORTH FROM THE SW CORNER OF BLOCK 8, THENCE SOUTH 50 FEET ALONG THIRD STREET TO COMMENCING POINT. LYING ON THE EAST SIDE OF THIRD STREET, IN SECTION 15 TOWNSHIP 20 RANGE 3 WEST. ALSO, ONE LOT IN THE TOWN OF HELENA SITUATED AS FOLLOWS: SOUTH WEST CORNER OF BLOCK 8, LOT NO. 6, FRONTING THIRD STREET, COMMENCING AT THE SW CORNER OF BLOCK 8, THENCE 50 FEET NORTH, THENCE 200 FEET EAST, THENCE 50 FEET SOUTH THENCE 200 FEET WEST TO COMMENCING POINT. BOUNDED AS FOLLOWS: ON NORTH BY T.L. WALLACE, ON EAST BY T.L. WALLACE, ON SOUTH BY SECOND AVENUE AND ON WEST BY THIRD STREET.

TO HAVE AND TO HOLD Unto the said

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

I And WE do, for MYSELF and for MY heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I AM lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and MY 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 and seal,

this 16th day of MARCH, - 1996

WITNESSES:

James A. Piles

Ruth Chapman (Seal.)

By James H. Chapman (Seal.)

08/20/1996-27041

10:43 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

(Seal.)

(Seal.)

Inst # 1996-27041

RUTH T. Chapman

TO

JAMES A. Chapman

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the
day of _____ 19____
at _____ o'clock _____ M, and was duly re-
corded in Volume _____ of Deeds
at page _____, and examined.

Judge of Probate.

State of

SHELBY

COUNTY

I, James B. Ailly, a Notary Public in and for said County, in said State,
hereby certify that RUTH- Chapman & James A. Chapman
whose name AAE signed to the foregoing conveyance, and who AAE 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 16th day of MARCH 1996

James B. Ailly As Notary Public

State of

COUNTY

I, _____, a Notary Public in and for said County, in said State,
do hereby certify that on the _____ day of _____, 19____, came before me
the within named _____ known to me
to be the wife of the within named _____ who, being examined
separate and apart from the husband touching her signature to the within conveyance, acknowledged that
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of
the husband.

Given under my hand and official seal this the _____ day of _____ 19____

As Notary Public

Inst # 1996-27041

08/20/1996-27041
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DUE 2000 11.30