

NO EXAMINATION OF TITLE HAS BEEN CONDUCTED WITH RESPECT TO THE PROPERTY CONVEYED HEREIN.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

This instrument was prepared by:
Walter Cornelius, Attorney at Law
210 Frank Nelson Building
Birmingham, AL 35203

SEND TAX NOTICE TO:
Lorraine Clark Bearden Lane
5103 Remount Valley Road
Birmingham, AL 35247
\$ 3,500

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar, Love and Affection, and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I, **WILMA CLARK**, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto my daughters, **LORRAINE CLARK BEARDEN** and **LILLIAN CLARK JENNINGS**, (hereinafter referred to as GRANTEEES) as joint tenants, with right of survivorship, an undivided one-half (1/2) interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land described as: Begin at the intersection of the center line of the County Road with the South line of NW 1/4 of SW 1/4, Section 10, Township 19, Range 1 West in Shelby County, Alabama, run thence East along the 40 line 488 feet; thence to the left at a right angle 200 feet; thence to the left at a right angle to the County Road; thence Southwesterly along the road to the point of beginning, situated in Shelby County, Alabama. Minerals and mining rights excepted.

Less and except a parcel of land 105 feet x 105 feet, containing approximately one-half (1/2) acre and located in the southeast corner of the above described realty. Minerals and mining rights excepted.

Subject to all easements and rights-of-way of record.

My late husband, Lonnie Clark, and I are named as grantees in that certain warranty deed from George Huddleston and wife, Bertha Huddleston, dated August 28, 1954, and recorded on September 9, 1954, in Book 168, at Page 114, in the Probate Office of Shelby County, Alabama. It is my intent and purpose to convey to the grantees herein all of my right, title and interest remaining in the above described realty.

TO HAVE AND TO HOLD Unto the said GRANTEEES, **LORRAINE CLARK BEARDEN** and **LILLIAN CLARK JENNINGS**, 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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 9th day of September, 1996.

WITNESS:

Walter Cornelius (Seal)

Wilma Clark (Seal)
WILMA CLARK

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Walter Cornelius, a Notary Public in and for said County, in said State, hereby certify that **WILMA CLARK**, 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 9th day of September, 1996.

My Commission Expires: May 16, 2000
1996

Walter Cornelius
NOTARY PUBLIC
09/09/1996-29542
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 12.00

Inst # 1996-29542