

SEND TAX NOTICE TO:

(Name) Mr. Arlie G. Fortner

(Address) 200 North T. Kelly Ave

This instrument was prepared by

(Name) Mike T. Atchison

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/83

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 Hundred Twelve Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Tim Billingsley, a married man, and wife, Tracy Billingsley,

(herein referred to as grantors) do grant, bargain, sell and convey unto
Arlie G. Fortner and wife, Angela A. Fortner,

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

Shelby County, Alabama to-wit:

Lots 3-A and 4-A, according to a Resurvey of Lots 1 through 10 of First Addition to Triple Springs, 2nd Sector, as recorded in Map Book 7, Page 39, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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

\$84,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

\$16,800.00 of the above recited purchase price was paid from a second mortgage recorded simultaneously herewith.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Inst # 1996-29823

09/10/1996-29823
12:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MC 20.00

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, I have hereunto set my hand(s) and seal(s), this 6th

day of September, 19 96

WITNESS:

(Seal)

(Seal)

(Seal)

Tim Billingsley (Seal)
Tracy Billingsley (Seal)
Tracy Billingsley (Seal)

STATE OF ALABAMA
SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Tim Billingsley
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 6th day of September A. D., 19 96

My Commission Expires: 10/16/96

Notary Public