

This Form Provided By  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Joe R. Keel

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Mike T. Atchison

(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 ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

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

ROBERT H. YAWN, a married man,  
CAROLYN MANN, a married woman,  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
JOE R. KEEL and wife, ALICE M. KEEL,

(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 a point 30 feet East of the SW corner along the South line of the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 1 East; thence run West 30.00 feet; thence 1 degrees 05 minutes 44 seconds right run Westerly 523.62 feet to the Easterly right of way of Shelby County Highway 5 and the point of ending.

Grantors herein constitute all the heirs at law of H. R. Yawn who died 5th day of JAN, 1968 and of Lula Yawn who died 2nd day of APRIL, 1990.

Inst # 1996-31352

09/23/1996-31352  
11:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 12.50

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, they have hereunto set their hand(s) and seal(s), this \_\_\_\_\_

day of September, 19 96

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Robert H. Yawn (Seal)  
Robert H. Yawn (Seal)

Carolyn Mann (Seal)  
Carolyn Mann (Seal)

STATE OF ALABAMA  
SHELBY } COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Robert H. Yawn  
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 17th day of September, A. D., 19 96

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Oct. 14, 1999  
BONDED THRU NOTARY PUBLIC UNDERWRITERS  
Carol D. Dote My Commission Expires: 10/16/96 Notary Public

Inst # 1996-31352

STATE OF FLORIDA

COUNTY OF Bay

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Carolyn Mann, 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 10<sup>th</sup> day of September, 1996.

Florence Patnode  
Notary Public

My commission expires:

Aug. 11, 1998

OFFICIAL SEAL  
FLORENCE PATNODE  
NOTARY PUBLIC - FLORIDA  
BAY COUNTY  
My Commission Expires August 11, 1998  
Commission # CC 45227

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SHELBY COUNTY JUDGE OF PROBATE  
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