

9500-
SEND TAX NOTICE TO:

(Name) Barbara G. Short & husband,
James M. Short
1566 Dickerson Road
(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) 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 DOLLAR (\$1.00) & 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,

Jimmy W. Lewis and wife, Betty Ann Lewis

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

Barbara G. Short and husband, James M. Short

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

SHELBY

County, Alabama to-wit:

Commence at the northeast corner of the SW1/4 of the NW1/4 of Section 15, Township 20 south, Range 2 west, Shelby County, Alabama and run thence southerly along the east line of said quarter-quarter a distance of 300.00' to a point; Thence turn 90°18'00" right and run westerly 266.00' to a steel pin corner and the point of beginning of the property being described; Thence continue along last described course 61.87' to a steel pin corner on the east margin of Dickerson Road; Thence turn 73°17'30" left and run south-southwesterly 122.28' to a steel pin corner on the P.C. of a curve to the right; Thence turn 13°02'52" right to chord and run southwesterly along the chord of said curve a chord distance of 43.75' to a point; Thence turn 19°16'12" right from chord and run southwesterly along the chord of said curve a chord distance of 22.88' to a steel pin corner; Thence turn 131°16'40" left from chord and run easterly a distance of 138.18' to a steel pin corner; Thence turn 98°01'23" left and run northerly a distance of 188.74' to the point of beginning, containing 0.38 of an acre. Property is subject to any and all agreements, easements, rights of way, restrictions and / or limitations of probated record and / or applicable law.

According to survey dated September 30, 1996, of Joseph E. Conn, Jr., Alabama Registration No. 9049.

Jimmy W. Lewis is one and the same person as Jimmie W. Lewis as set forth on deed recorded in Deed Book 255, page 478, Probate Office of Shelby County, Alabama.

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 2nd day of October, 19 96

WITNESS:

(Seal) Jimmy W. Lewis (Seal)

(Seal) Betty Ann Lewis (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy W. Lewis and Betty Ann Lewis 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 2nd day of October, A. D., 19 96.

Lance Proctor
Notary Public