

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

SEEN BY NOTARY TO:

(Name) Ray Sudberry

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

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

Form 1-15 Rev. 1992

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYER'S TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100

to the undersigned grantor or grantors hereon paid by the CITEEYEEB Forest, the receipt whereof is acknowledged and

Johnnie S. Tate and wife, Denise Tate

herein referred to as grantors do grant, bargain, sell and convey unto

Floyd R. Sudberry, Jr. and Shelley T. Sudberry

therein referred to as GRANTEEES as joint tenants, with right of survivorship, the following described land and also

Shelby

County, Alabama to wit:

From the SW corner of the SW 1/4-NW 1/4, Section 9, Township 24 North, Range 13 East, Shelby County, Alabama, run a tie line East for 1319.2 feet to a point on the west R/W line of Co. Rd. 75; thence run northerly along said R/W line 481.849 feet to the beginning point of the lot here to be described; from said point, continue said course 209.0 feet; thence deflect left 93 degrees 08 minutes 00 seconds for 207.733 feet; thence deflect left 86 degrees 52 minutes 00 seconds for 209.0 feet; thence deflect left 93 degrees 08 minutes 00 seconds for 208.733 feet, back to the beginning point. Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

According to the survey of Frank B. Garrett, Jr. P.E. & L.S. Ala. Registration NO. 9500 dated November 26, 1996.

In the event, Grantees herein obtain a divorce, grantors reserve the right of first refusal upon the sale, either court order or voluntarily of caption lands.

12/12/1996-40950
04:20 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD unto the said GRANTEEES 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 an interest in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 11th day of December, 1996.

WITNESS:

(Seal) Johnnie S. Tate (Seal)
(Seal) Denise Tate (Seal)
(Seal) (Seal)

STATE OF ALABAMA
Shelby

COUNTY

the undersigned authority

I, a Notary Public in and for said County, in said State,

hereby certify that Johnnie S. Tate and Denise Tate

whom name is 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 11th day of December, A.D. 1996

Rachel Tate

NOT COMMISSION EXPIRES FEB. 12, 2000

Notary Public

1996-40950



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Shelby Cnty Judge of Probate, AL
12/12/1996 16:20:22 FILED/CERTIFIED