

SEND TAX NOTICE TO:

(Name) J. T. Boykin, Jr. and  
Sandra Boykin  
(Address)

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, Alvin M. Stinson, Jr., a married man (herein referred to as GRANTOR), do grant, bargain, sell and convey unto J. T. Boykin, Jr. and wife, Sandra Boykin (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 Southern most corner of Lot 10, according to the Map of Rice Acres, as recorded in Map Book 3, page 117, in the Judge of Probate Office, Shelby County, Alabama; thence run Northwesterly along the Western line of said Lot 10, also being the Northeast right of way boundary of a 20 foot public right of way for a distance of 340.00 feet to the Northwest corner of said Lot 10; thence turn an angle of 27 deg. 31' 00" to the left and continue along said 20 foot right of way for a distance of 175.00 feet; thence turn an angle of 64 deg. 59' 00" to the left and continue along said 20 foot right of way for a distance of 50.34 feet to the point of beginning; thence continue along last described course to the 397.0 foot contour; thence run Northwesterly along said 397 foot contour to an existing fence; thence run Northeasterly along fence a distance of 59.77 feet to an existing fence corner; thence turn an angle of 27 deg. 31' 39" to the right and continue along said fence line for a distance of 11.31 feet; thence turn an angle of 41 deg. 46' 26" to the left and continue along said fence line to the 397.0 foot contour; thence run Southwesterly along the said 397 foot contour to its intersection with said Northerly right of way line of said 20 foot right of way; thence run in a Southwesterly direction along said Northerly right of way line to the point of beginning.

Grantees agree to keep the area and property as hereinabove described clean and free of debris.

The above described property constitutes no part of the homestead of grantor or his spouse.

**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 do for myself and my our heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10<sup>th</sup> day of January, 1997.

*Alvin M. Stinson, Jr.* (SEAL)  
Alvin M. Stinson, Jr.

01/13/1997-01155  
08:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50

Inst # 1997-01155

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Alvin M. Stinson, Jr.**, 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 10<sup>th</sup> day of January, 1997.

Conrad M. Fowler Jr.  
Notary Public

(SEAL)

Inst # 1997-01155

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