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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
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This instrument was prepared by

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Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, SHARON DAVIS, ALABAMA

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen 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,
Kenneth Mims Curtis, a married man and James Timothy Curtis, a married man

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

Michael T. Atchison and wife, Nena G. Atchison

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

Shelby County, Alabama to-wit:

A certain lot or parcel of land in the Town of Columbiana, Alabama, more particularly described as follows: Commence at the intersection of the Southern boundary of West College Street with the Eastern boundary of that certain alley, running North and South, from said West College Street, at the point opposite the old Methodist Parsonage lot, and running South towards the L & N Railroad depot, and run in a Southerly direction along said Eastern boundary of said alley a distance of 135 feet to the point of beginning; thence continue along said alley 67 feet to an alley; thence in an Easterly direction along the Northern boundary of said last named alley, 67 feet to J.R. Meigs lot; thence in a Northerly direction along the Western boundary of said Meigs lot 67 feet; thence in a Westerly direction 67 feet, more or less, to the point of beginning.
Situated in Shelby County, Alabama.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

Kenneth Mims Curtis and James Timothy Curtis are all of the heirs at law of James W. Curtis, Jr. and wife, Mary M. Curtis, both deceased.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR SPOUSES.

\$16,000.00 of the above recited purchase price was paid from two purchase money mortgages recorded simultaneously herewith.

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 hands and seals, this 10th

day of JANUARY, 19 97.

WITNESS:

(Seal)

(Seal)

(Seal)

Kenneth Mims Curtis (Seal)
Kenneth Mims Curtis
James T. Curtis (Seal)
James Timothy Curtis

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth Mims Curtis and James Timothy Curtis whose 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 10th day of January, A.D. 19 97.

Sharon Davis
Notary Public
Comm. ex. 3/13/2000

Inst # 1997-01221