

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
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SEND TAX NOTICE TO:

(Name) ✓ Larry D. Gravitt

(Address) P.O. Box 735
Columbiana, Al 35051

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(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 Two Thousand and no/100 DOLLARS

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

Ordis M. Moore, a married man and Ovie M. Henderson Brewer, a single woman

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

Larry D. Gravitt and Emily M. Gravitt

(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 Northwest corner of the NW 1/4 of NE 1/4, Section 25, Township 21 South, Range 1 West; thence run Easterly along the North boundary line of said NW 1/4 of NE 1/4, a distance of 399.00 feet to a point on the centerline of Moore Street and the point of beginning; thence continue Easterly along the North boundary line of said NW 1/4 of NE 1/4, a distance of 210.10 feet to an iron found in place on the South 40 foot right of way line of Shelby County Highway No. 30 (Mardis Ferry Road); thence turn an angle of 171 degrees 47 minutes 33 seconds to the left and run in a Westerly direction along the said South 40 foot right of way line of Shelby County Highway No. 30, a distance of 319.19 feet to a point; thence turn an angle of 78 degrees 09 minutes 55 seconds to the left and run a measured distance of 173.26 feet to an iron found in place; thence turn an angle of 66 degrees 42 minutes 41 seconds to the left and run a measured distance of 73.37 feet to an iron found in place; thence turn an angle of 37 degrees 16 minutes 24 seconds to the left and run a distance of 104.65 feet to a point on the centerline of Moore Street; thence turn an angle of 93 degrees 34 minutes 08 seconds to the left and run along the centerline of said Moore Street a distance of 178.76 feet to the Point of Beginning. SAID parcel of land is lying in the NW 1/4 of NE 1/4, Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

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

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF ORDIS MOORE 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 (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 3rd day of December, 1996

WITNESS:

(Seal)

Ordis M. Moore

Ordis M. Moore

(Seal)

(Seal)

Ovie M. Henderson Brewer

Ovie M. Henderson Brewer

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ordis M. Moore and Ovie M. Henderson Brewer whose names 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 3rd day of December, A. D., 19 96

Janet F. Russell

Notary Public.

01/31/1997-03352
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
10:50

1997-03352