

SEND TAX NOTICE TO:

(Name) _____

This instrument was prepared by

(Address) _____

(Name) _____

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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 and No/100 DOLLARS

and other good and valuable consideration

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

Olin Abbott, a married man

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

Richard E. Waldrop & Bernice Waldrop, 1/3 int. William Webster and Dorothy Virginia Rayfield, 1/3 int. James O. Waldrop and Jewell A. Waldrop 1/3 int.

(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 part of the SW 1/4 of NW 1/4 of Section 34, Township 19 South, Range 2 East, described as follows: Commencing at a point of South line of SE 1/4 of NW 1/4 of said Section 34, where said line intersects the West right of way line of the Florida Short Route Highway and run in a Northwesterly direction along said Highway right of way 1804 feet to point of beginning of lot herein described; thence continue along said Highway right of way in a Northwest direction 44 feet; thence run Southwest and perpendicular to said Highway 150 feet; thence run Southeast and parallel with said highway 44 feet; thence run Northeast and perpendicular to said Highway 150 feet to point of beginning.

Grantor reserves a life estate in the above described property.

The property being conveyed herein does not constitute the homestead of the Grantor.

02/25/1997-05928
02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 9.00

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, I have hereunto set my hand(s) and seal(s), this 24 day of ~~September~~ January 19 97

WITNESS:

(Seal)

Olin Abbott

(Seal)

Olin Abbott

(Seal)

(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 Olin Abbott 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of ~~September~~ January A.D. 1997

Deborah A. Smith

Notary Public

Inst # 1997-05928