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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
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(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

This instrument was prepared by

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Form 1-1 Rev. 5/82

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.

SEVENTY NINE THOUSAND NINE HUNDRED AND NO/100-----

That in consideration of

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, we,

John R. Dudley, Sr. and wife, Donna A. Dudley,

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

Billy Earl Thomas and wife, Carol I. Thomas,

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

SHELBY

County, Alabama to wit:

A parcel of land in the SE 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows:

Beginning at the SW corner of the SE 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the West line of said 1/4-1/4 Section a distance of 248.01 feet to a steel pin corner; thence turn 90 deg. 31 min. 11 sec. right and run Easterly 87.36 feet to a steel pin corner; thence turn 89 deg. 37 min. 45 sec. right and run Southerly a distance of 248.11 feet to a steel pin corner; thence turn 90 deg. 26 min. 28 sec. right and run Westerly along the South line of said SE 1/4 of the SE 1/4 of said Section 23 a distance of 86.72 feet to the point of beginning; being situated in Shelby County, Alabama.

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

\$58,900.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

04/10/1997-12137
01:04 PM CERTIFIED

TO HAVE AND TO HOLD Unto the said GRANTEE(S) as joint tenants, with right of survivorship, heirs and assigns, forever; it being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is 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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and sealed this 17th

April 19 97

WITNESS:

(Seal)

(Seal)

(Seal)

John R. Dudley Sr. (Seal)
John R. Dudley, Sr.

Donna A. Dudley (Seal)

Donna A. Dudley, Jr. (Seal)
Donna A. Dudley

STATE OF ALABAMA
Shelby

COUNTY

the undersigned authority

I, John R. Dudley, Sr. and wife, Donna A. Dudley, a Notary Public in and for said County, in said State, hereby certify that John R. Dudley, Sr. and wife, Donna A. Dudley, whose name S 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

17th

day of

April

A. D. 19

Notary Public

My Commission Expires: 10/16/2000