

SEND TAX NOTICE TO:

(Name) Edna Green & Shirley D. Garrett  
1400 23rd St. North, Apt. 6  
(Address) Birmingham, AL 35234

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW  
(Address) COLUMBIANA, ALABAMA 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 ONE THOUSAND FIVE HUNDRED AND NO/100--- (\$1,500.00) ----- DOLLARS

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

Willie Landers, a widow

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

Edna Green and Shirley D. Garrett

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

Shelby County, Alabama to-wit:

Part of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; commence at the SE corner; thence North on the East 1/4-1/4 line 210 feet to point of beginning; thence continue North on the East 1/4-1/4 line 210 feet; thence West 210 feet; thence South 210 feet; thence East 210 feet to the point of beginning. Situated in Section 10, Township 20 South, Range 3 West, Shelby County, Alabama.

Grantor, Willie Landers, is the widow of Frank Landers, deceased.

(Description supplied by the parties. No title search has been made.)

Inst # 1997-12872

04/25/1997-12872  
01:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 S.M. 10.00

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 25th day of April, 19 97

WITNESS:

\_\_\_\_\_  
(Seal) Willie Landers (Seal)  
Willie Landers  
\_\_\_\_\_  
(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 Willie Landers, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, A. D., 19 97

Peggy J. Letson  
Notary Public