

SEND TAX NOTICE TO:

(Name) Benjamin G. Lanier-Nabors  
1230 Oak Street  
(Address) Montevallo, AL 35115

This instrument was prepared by

(Name) Jack W. Monroe, Jr.  
2013 Kentucky Avenue  
(Address) Birmingham, AL 35216

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Two Thousand, Six Hundred and no/100 - - - - DOLLARS  
( \$82,600.00 )

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, The Estate of Irene Elizabeth Arnold, deceased, Probate Case number 34-137, in the Probate Office of Shelby County, Alabama,  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Joni Elizabeth Lanier-Nabors and Benjamin George Lanier-Nabors

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

Shelby County, Alabama to-wit:

Lot 2, Block 0, according to Lyman's Addition to the Town of Montevallo, Alabama, as recorded in Map Book 3, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

Seventy-Four Thousand, Three Hundred Dollars (\$74,300.00) of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1997-16804

05/30/1997-16804  
11:38 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 17.00

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, we have hereunto set OUR hand(s) and seal(s), this 27th day of May, 19 97.

WITNESS:

(Seal)  
(Seal)  
(Seal)

*John K. Lucas*  
John K. Lucas, Co-administrator of the Estate of Irene Elizabeth Arnold, deceased

(Seal)  
Charles R. Reynolds, co-administrator of the Estate of Irene Elizabeth Arnold, deceased

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, Jack W. Monroe, Jr., a Notary Public in and for said County, in said State, hereby certify that John K. Lucas and Charles R. Reynolds, co-administrators of the Estate of Irene Elizabeth Arnold, deceased, Probate Case #34-137 in the Shelby County Probate Office, 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, in such capacity and with full authority.  
Given under my hand and official seal this 27th day of May, A. D. 19 97

*Jack W. Monroe*  
Notary Public

1997-16804 Inst #