

SEND TAX NOTICE TO:

(Name) James O. + Bonnie Schrader

(Address) 616 Higgins Rd. Shelby, AL. 35143

This instrument was prepared by

(Name) Fay C. Porter

(Address) 1721 Hwy 99, Shelby, AL 35143

Form 1-1-3 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 Four Thousand, Eight Hundred & No/100 (\$4,800.00) DOLLARS

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

Fay C. Porter, an unmarried woman

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

JAMES O. Schrader and Bonnie Schrader

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

Shelby County, Alabama to-wit:

Lots 14, 15, 16, 17, 18, 19, 20 and 21, in Block 115, according to Safford's Map of the Town of Shelby, Alabama, as recorded in Map Book 3, page 47.

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

Inst # 1997-28091

09/03/1997-28091
09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 13.50

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 3rd day of September, 1997

WITNESS:

(Seal) Fay C. Porter (Seal)
(Seal) (Fay C. Porter) (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fay C. Porter 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 3rd day of September, A. D., 1997

Myra Jean King

Notary Public.

1597-28091