

SEND TAX NOTICE TO:

James Ivy Clifton and Marilyn McCulley Clifton

510 Mildred Street

Columbiana, Alabama 35051

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP \$500.00

STATE OF ALABAMA
SHELBY COUNTY

Inst # 1997-28220

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 (\$1.00) DOLLAR, Love and Affection to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, Patricia M. Bulger, Attorney-in-Fact for Pauline Desmond McCulley, (herein referred to as grantors) do grant, bargain, sell and convey unto **James Ivy Clifton and wife, Marilyn McCulley Clifton** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

All of Lots 1, 2 and 3, in Block B as shown by map and survey of College Park in the City of Columbiana, Alabama, map of which is recorded in Map Book 3, Page 15, in the Probate Office of Shelby County, Alabama, except the West 50 feet of said Lots, said Lots being more particularly described as follows: Begin at the intersection of the West line of Arlington Street with the North line of Mildred Street or College Avenue in Columbiana, Alabama, and run along the West line of Arlington Street North 24 deg. 10 min. West 150 feet; thence South 70 deg. West 98.3 feet; thence South 29 degrees and 54 min. East 150 feet along the East line of a 3 foot pavement sidewalk to the North line of Mildred Street or College Avenue; thence along the same North 70 deg. East 83.3 feet to the point of beginning.

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, or each of us, have hereunto set my or our hand and seals, this 3 day of September, 1997.

Patricia M. Bulger (SEAL)
Patricia M. Bulger, Attorney-in-Fact
for Pauline Desmond McCulley

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patricia M. Bulger, Attorney-in-Fact for Pauline Desmond McCulley, 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 and with such authority, she executed the same voluntarily for and on behalf of Pauline Desmond McCulley on the day the same bears date.

Given under my hand and official seal this 3rd day of September, 1997.

Jay M. Kelley (SEAL)
Notary Public

09/03/1997
02:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00
001 MCB