

This Deed prepared without evidence of title. Description provided by Grantor herein.

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Richard J. Sutton

(Address) PO Box 1536
Columbiana, Ala 35051

This instrument was prepared by

(Name) Mike T. Atchison

(Address) P.O. Box 822 Columbiana, AL 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 500⁰⁰ DOLLARS

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

Richard Sutton, Jr. and wife, Annie Lois Sutton

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

Richard Sutton, Jr. and wife, Annie Lois Sutton

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

Shelby

County, Alabama to-wit:

BEGIN at the Southeast corner of the NE1/4 of the SE1/4 of Section 23, Township 21 South, Range 1 West and run along the east line of said Forty acres North, 2 degrees and 15 minutes West, 600 feet to the Northeast corner of Herman Sutton lot; thence North, 87 degrees and 45 minutes West, 442 feet along the North line of said Sutton lot to the East line of the Columbiana--Chelsea Public road to the point of beginning of the lot herein conveyed; thence along said road in the Northerly direction 75 feet; thence South, 87 degrees and 45 minutes East, 135 feet; thence South and parallel with the East line of said Forty acres 75 feet to the North line of Herman Sutton lot; thence along same North 87 degrees and 45 minutes West, 135 feet to the point of beginning. Being situated in Shelby County, Alabama.

Dwight Lamar Mackey is one and the same person as Richard Sutton, Jr. Richard Sutton, Jr. having been adopted by Ella Mae Sutton as an infant on June 2, 1965.

Inst # 1998-00264

01/06/1998-00264
10:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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

day of _____, 19 96.

WITNESS:

(Seal)

(Seal)

(Seal)

Richard Sutton Jr.
Richard Sutton, Jr. (Seal)

Annie Lois Sutton
Annie Lois Sutton (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, _____, a Notary Public in and for said County, in said State, hereby certify that Richard Sutton, Jr. and wife Annie Lois Sutton

whose name 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 21th day of Dec A.D., 19 96

Notary Public