

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Bennie D. Middaugh
Laurie A. Middaugh
460 122 Selma Road
Montevallo, Al 35115

(No representation is made as to the validity of the Grantor's claim of title to the Property conveyed.)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Bennie D. Middaugh, married, (herein referred to as Grantor) do grant, bargain, sell and convey unto Bennie D. Middaugh and Laurie A. Middaugh (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

A lot known as the Thomas Lynch Lot, located between C C Wells lot and Shoals Creek, more particularly described as follows: From the South end of Shoals Creek Bridge, go in a southerly direction along center line of Old Selma Road for 229.30 feet; thence turn left 89 degrees 17 minutes and run 25 feet to point of beginning of lot; thence run in an easterly direction for 85.7 feet; thence turn left 7 degrees 14 minutes and run along fence for 151.30 feet to a point on creek bank; thence follow creek bank in a northwesterly direction for 307.6 feet to a point on right of way at Shoals Creek Bridge; Thence follow right of way for 243.60 feet to point of beginning of herein described lot. Situated in Shelby County.

10690-8661 Inst *

Subject to:

1. Advalorem taxes for the current tax year, which grantee herein assumes to agree to pay.
2. Conveyances of record, if any, relating to rights, privileges and immunities with respect to coal, oil, gas, and other mineral interests in to or under the above described real estate.
3. Right of way of Selma Road.
4. Except any part lying within Shoals Creek.
5. Easement and right of way to City of Montevallo, as recorded in Volume 219, page 879, in the Probate Office of Shelby County, Alabama.

Grantor, Bennie D. Middaugh, and Grantee, Laurie A. Middaugh, are husband and wife, and the purpose of this deed is to convey title to them jointly with Right of Survivorship.

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 thereby 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey, the same as aforesaid; that we will and 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 and seal this 14th day of January, 1997


Bennie D. Middaugh

STATE OF ALABAMA
COUNTY OF JEFFERSON

On this 14th day of January, 1997, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Bennie D. Middaugh, married, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal of office this 14th day of January, 1997.

My Commission expires:
05/15/97


Notary Public
AFFIX SEAL

03/02/1998-06901
10:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

10370244 298-06901
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 9.50