

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

500
Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Gail Owen
(Address) 1011 Chelsea Rd.
Columbiana, Ala. 35051

Send Tax Notice to:

(Name) ✓ Doug Joseph
(Address) 1991 Hwy 69
Columbiana Ala 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$ 1 and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, Johnella B. Joseph (also known as John Ella B. Joseph), a widow (herein referred to as grantors), do grant, bargain, sell and convey unto L. Douglas Joseph, Kathy A. Joseph, L. Douglas Joseph as custodian of Louis Daniel Joseph and L. Douglas Joseph as custodian of Seth Douglas Joseph (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

My undivided 2/3rd interest in and to the following:

The S 1/2 of SE 1/4 of SW 1/4 of NE 1/4 of Section 26, Township 20 South, Range 1 West;
The SW 1/4 of SW 1/4 of NE 1/4 of Section 26, Township 20 South, Range 1 West;
The NW 1/4 of NW 1/4 of SE 1/4 of Section 26, Township 20 South, Range 1 West.

Inst # 1998-19155

05/26/1998-19155
01:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 11.00

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 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 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 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 18th day of May, 1998.

WITNESS

(Seal)

(Seal)

(Seal)

John Ella B. Joseph (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Ella B. Joseph, 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 18th day of May, A.D., 1998.

My Commission Expires:

Notary Public

Inst # 1998-19155