

This instrument was prepared by

(Name) THOMAS A. SNOWDEN, JR.

(Address) 102 TALMADGE DR. - PELHAM, AL

Send Tax Notice To: Chris + Ginger Reid
name ✓ 411 CUMBERLAND DRIVE
address BIHAM, AL 35206

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-TWO THOUSAND AND ^{NO}/₁₀₀ DOLLARS

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

JAMES MORRISON + NELL SNOW dba S + M BUILDERS

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

CHRIS + GINGER REID

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

SHELBY

County, Alabama to-wit:

LOT 302, ACCORDING TO THE SURVEY OF WYNNDHAM, WYNWOOD SECTOR, AS RECORDED IN MAP BOOK 23, PAGE 37 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Inst # 1998-31472

08/13/1998-31472

03:05 PM CERTIFIED

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; if 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; 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 13TH day of AUGUST, 1998.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

S + M BUILDERS (Seal)

James D. Morrison (Seal)

Nell Snow (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THOMAS A. SNOWDEN, JR., a Notary Public in and for said County, in said State,

hereby certify that JAMES MORRISON + NELL SNOW dba S + M BUILDERS

whose names 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 HAS executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 13 day of AUGUST, A. D., 1998

My Commission Expires

8-24-2002

Thomas A. Snowden, Jr.
Notary Public.

08/13/1998-31472
03:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
30.50
001 CEN