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This instrument was prepared by:

(Name) Martha Ferguson
(Address) 221 Heath Drive
Birmingham, Al. 35242

Send Tax Notice to:

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
Ashley Brooke Joseph, whose disabilities of nonage were removed--Case No. JU98-297.01
(herein referred to as grantors), do grant, bargain, sell and convey unto a single lady

Tony Lee Tidwell and Mia Dawn Tidwell

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

Shelby

County, Alabama, to-wit:

Attached hereto as exhibit "A" and made a part hereof the same as if written herein.

Inst # 1998-35319

09/10/1998-35319
08:34 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 CRH 17.00

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 30th
day of August, 19 98.

WITNESS

(Seal)

Ashley Brooke Joseph (Seal)
Ashley Brooke Joseph

EXHIBIT "A"

Lot 1, according to the Survey of Joseph Subdivision, a Family Subdivision, as recorded in Map Book 23 page 110 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, a 30 foot easement for ingress and egress and utilities, lying West of a line beginning at the SW corner of the heretofore described lot and running South along the prolongation of the West boundary of said lot a distance of 295.71 feet to a point; from this point, being the point of beginning of the centerline of a 60 feet easement for ingress and egress and utilities, continue along said course along said easement centerline a distance of 332.54 feet; thence turn 20 deg. 50 min. 51 sec. right and continue along said easement centerline a distance of 383.24 feet; thence turn 67 deg. 03 min. 10 sec. right and run 341.21 feet along said easement centerline; thence turn 16 deg. 32 min. 13 sec. left and run 210.74 feet along said easement centerline; thence turn 17 deg. 40 min. 19 sec. right and run 632.39 feet along said easement centerline to a point of termination on the East boundary of Shelby County Highway #47.

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