

SEND TAX NOTICE TO:

(Name) Linda Knowles

(Address) 3345 Spring Creek Road
Montevallo, Ala 35115

This instrument was prepared by:

(Name) Michael T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-3 Rev. 5/92

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY FIVE THOUSAND AND No/100 DOLLARS

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

Peggy Carol Czerw, a Single woman

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

Linda Lawson Knowles and husband, Lewis Raymond Knowles

(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 14, according to the Subdivision of Walden, as recorded in Map Book 8, Page 48, in the Probate Office of Shelby County, Alabama.

ALSO, Begin at the Southwest corner of Lot 14, Walden Subdivision, as recorded in Map Book 8, Page 48, Office of the Probate Judge, Shelby County, Alabama; thence Southeasterly along the South boundary of Lot 14 to the Southeast corner of Lot 14; thence turn a deflection angle of 90 degrees to the right and run to the Northern bank of Shoal Creek; thence Northwesterly along the bank of Shoal Creek to the intersection of the bank of Shoal Creek with the East right of way line of Morgan Street; thence Northerly along the East right of way line of Morgan Street to the Southwest corner of Lot 14 and the point of beginning.

Situated in Shelby County, Alabama.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way and permits of record.

09/30/1998-38195
02:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOT REL 73.50

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, I have hereunto set my hand(s) and seal(s), this 20th

day of August, 19 98

WITNESS:

(Seal)

Peggy Carol Czerw
Peggy Carol Czerw

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

the undersigned authority

Peggy Carol Czerw

, a Notary Public in and for said County, in said State,

hereby certify that

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 20th

day of August

A. D., 19 98

My Commission Expires: 10/16/2000

Notary Public

Inst # 1998-38195