

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

This instrument was prepared by

SEND TAX NOTICE TO:

(Name) Charlene & James Prentice
170 Gilmore Nick Cir
(Address) Montevallo, AL 35115

(Name) _____

(Address) _____

Form 1-1-S Rev. 5/82

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

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$500.00 DOLLARS

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

Charlene Prentice & James H. Prentice, Sr.

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

Charlene Prentice and Husband James H Prentice, Sr.

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

Shelby County, Alabama to-wit:

Commence at the intersection of the South Right of Way of County Highway 207 and the East right of way of County highway 17; thence south 925' to point of beginning; continue southerly 125' thence east 315' thence north 90' thence west 95' thence north 30'; thence west 260' to the point of beginning. Located in section 20 township 22 south range 3 west.

Said property on County Tax records as parcel 58-27-4-20-2-001-065.001

*Two thousand five hundred and no/dollars of the purchase price is secured by a purchase money mortgage of same date.
subject to ad valorem taxes for the year 1998, all easements restrictions and other matters of public records.

Inst # 1998-44696

11/10/1998-44696
03:42 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CRH 9.00

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 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 6th

day of November, 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

Charlene Prentice (Seal)
James H. Prentice Sr. (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, GLENDIA F. WARREN, a Notary Public in and for said County, in said State,

hereby certify that CHARLENE PRENTICE and James H. Prentice, Sr.

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 CHARLENE PRENTICE & JAMES H. PRENTICE, SR. executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 6th day of November, A.D. 19 98

Glenda F. Warren

Notary Public

NOT COMMISSIONED UNTIL 1999