

SEND TAX NOTICE TO:

(Name) Marilyn C. Stutts

(Address) #8 Bent Rail Lane  
Pelham, AL 35124

This instrument was prepared by

(Name) Ron Stutts

(Address) 237 Brentwood Drive, Alabaster, AL 35007

Form 1-1-8 Rev. 1/83

WARRANTY DEED, ~~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 Five thousand dollars and no/100 and other considerations DOLLARS

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

James R. Stutts, an unmarried man

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

Marilyn C. Stutts, an unmarried woman

(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 Northeast corner of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence South 89 deg. 52 min. 30 sec. West a distance of 785.57 feet to a point; thence run South 0 deg. 07 min. 30 sec. West a distance of 460.45 feet to the Northeasterly corner of Parcel No. 7; thence run South 75 deg. 48 min. 11 sec. East a distance of 132.97 feet to the Northwesterly corner of Parcel No. 6 and the point of beginning of the property being described thence continue along last described course a distance of 90.00 feet to a point; thence run South 48 deg. 21 min. 36 sec. East a distance of 499.96 feet to a point on the Northeasterly right of way line of the Seaboard Coast Line Railroad right of way; thence run South 41 deg. 38 min. 24 sec. West along said right of way line a distance of 415.00 feet to a point; thence run North 15 deg. 34 min. 11 sec. West a distance of 689.72 feet to the point of beginning being situated in Shelby County, Alabama.

Inst # 1999-00367

01/05/1999-00367  
10:52 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
DCA CDA 12:50

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 ~~DO~~ do for myself ~~(SEVERED)~~ and for my ~~(HEIR)~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~(SEVERED)~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~(DO)~~ have a good right to sell and convey the same as aforesaid; that I ~~(WILL)~~ will and my ~~(HEIR)~~ 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 September, 19 96.

WITNESS:

\_\_\_\_\_(Seal)

James R. Stutts

James R. Stutts

(Seal)

\_\_\_\_\_(Seal)

(Seal)

\_\_\_\_\_(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, Suzanne A. Russell, a Notary Public in and for said County, in said State,

hereby certify that James R. Stutts

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 has executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 6th day of September, A.D. 1996

Suzanne A. Russell  
Notary Public