

SEND TAX NOTICE TO:

(Name) Michael A. Palmer

(Address) 1592 Columbiana Ala 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

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

Form 1-1-4 Rev. 8/92

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of One Hundred Seventy Thousand and no/100 DOLLARS

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

Joe Tidmore, a married man

Charles Tidmore, a married man

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

Michael A. Palmer and Lesa M. Palmer

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

Shelby

County, Alabama to-wit:

A lot in the Town of Columbiana, Alabama, described as follows: Commence at the intersection of the SE right-of-way line of the Columbiana-Saginaw Cut-Off paved Highway with the NE right-of-way line of the L & N Railroad and run South 64 degrees 24 minutes East along the SE right-of-way line of said Highway 109.85 feet; thence North 25 degrees 26 minutes East 29.40 feet to the Southeast margin of West College Street, South of Columbiana; thence along SE margin of West College Street, South 63 degrees 29 minutes East a distance of 89.45 feet to the NW corner of W. C. Maddox lot; thence along NW side of Maddox lot South 16 degrees 45 minutes West 96.0 feet; thence South 8 degrees 03 minutes East 70.53 feet to corner of Maddox lot; thence along South side of Maddox lot South 51 degrees 07 minutes East 93.78 feet; thence run South 17 degrees 19 minutes West a distance of 103.54 feet; thence run South 79 degrees 10 minutes West 41.69 feet to the East right-of-way line of L & N Railroad; thence along the East right-of-way line of said L & N Railroad North 24 degrees 18 minutes West 425.86 feet to point of beginning and being a part of the S 1/2 of NE 1/4 of Section 26, Township 21 South, Range 1 West.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

\$150,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

This property constitutes no part of the homestead of the Grantors or of their respective spouses.

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, we have hereunto set our hand(s) and seal(s), this 15th

day of February, 19 99

WITNESS:

(Seal)

Joe Tidmore

(Seal)

(Seal)

Charles Tidmore

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Joe Tidmore and Charles Tidmore

whose name s are signed to the foregoing conveyance, and who are

on this day, that, being informed of the contents of the conveyance they executed the same voluntarily

on the day the same bears date.

15th

February

A. D. 19 99

Given under my hand and official seal this

day of

My Commission Expires: 10/16/2000

Notary Public

Inst # 1999-06435