

SEND TAX NOTICE TO:

(Name) Brian Chris Lawrence

(Address) 115 Co. Rd. 100
Columbiana, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

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

Form 1-1-5 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 Seventy Six Thousand Three Hundred and no/100 DOLLARS

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

Timothy G. White and wife, Mary Alecia M. White

Victor Oliver Milstead, a married man

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

Brian Chris Lawrence and Christina Renea Lawrence

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

Shelby

County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

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

All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF VICTOR OLIVER MILSTEAD OR OF HIS SPOUSE.

Inst # 1999-11946

03/22/1999-11946
03:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 106 13.00

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, we have hereunto set our hand(s) and seal(s), this 19th day of March, 19 99.

WITNESS:

(Seal)

Timothy G. White (Seal)
Timothy G. White

(Seal)

Mary Alecia M. White (Seal)
Mary Alecia M. White

(Seal)

Victor Oliver Milstead (Seal)
Victor Oliver Milstead

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Timothy G. White and Mary Alecia M. White and Victor Oliver Milstead whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, A.D., 19 99.

My Commission Expires: 10/16/2000

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH SIDEWALK LINE OF EAST COLLEGE STREET WITH THE WEST CURB LINE OF THOMPSON STREET IN THE TOWN OF COLUMBIANA, AND RUN THENCE SOUTH 61 DEGREES 30 MINUTES WEST, A DISTANCE OF 270 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED AND CONVEYED; CONTINUE THENCE SOUTH 61 DEGREES 30 MINUTES WEST, A DISTANCE OF 108 FEET; THENCE RUN NORTH 12 DEGREES 30 MINUTES EAST A DISTANCE OF 303 FEET; THENCE RUN NORTH 79 DEGREES 30 MINUTES EAST A DISTANCE OF 105 FEET; RUN THENCE SOUTH 12 DEGREES 30 MINUTES EAST A DISTANCE OF 283 FEET TO POINT OF BEGINNING AND BEING KNOWN AS A PART OF LOT 70, W.J. HORSELY'S MAP OF COLUMBIANA, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THAT PROPERTY CONVEYED TO JAMES B. NICHOLS BY DEED DATED FEBRUARY 3, 1958 AND RECORDED IN DEED BOOK 181, PAGE 406, IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE WHERE THE WEST CURBLINE OF THOMPSON STREET INTERSECTS THE NORTH SIDEWALK LINE OF EAST COLLEGE STREET; THENCE SOUTH 61 DEGREES 30 MINUTES WEST 270 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE SOUTH 61 DEGREES 30 MINUTES WEST 108 FEET; THENCE NORTH 12 DEGREES 30 MINUTES WEST 200 FEET; THENCE NORTH 72 DEGREES 30 EAST 105 FEET; THENCE SOUTH 12 DEGREES 30 MINUTES EAST 190 FEET TO THE POINT OF BEGINNING. SAID LOT BEING SITUATED IN THE TOWN OF COLUMBIANA, ALABAMA, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA

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