

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

SEND TAX NOTICE TO:

(Name) David Lee Cofer

(Address) # 1999-15007

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

04/09/1999-15007

09:41 AM CERTIFIED

Form 1-1-88 Rev. 8/88

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYER TITLE INSURANCE CORPORATION, INC. ALA. 9.00

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 ----- DOLLARS

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

Charles Tidmore and wife, Joyce Tidmore

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

David Lee Cofer and Beverly T. Cofer

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

Shelby

County, Alabama to-wit:

TRACT II:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 19, Township 21 South, Range 1 East, and run west along the north line thereof 335.5 feet to the Point of Beginning; thence continue along the last described course 586.95 feet; thence 117 degrees 01 minutes 08 seconds left and run 405.3 feet to a Point on the south line of a 20' easement; thence 55 degrees 12 minutes 02 seconds left and run along the south line of said easement 282.45 feet; thence 80 degrees 39 minutes 46 seconds left and run 417.81 feet to the Point of Beginning.

ALSO a 20-foot easement for ingress and egress; the south line of which is described as follows: Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 19, Township 21 South, Range 1 East, and run south along the east line thereof 579.07 feet to the Point of Beginning; thence 109 degrees 58 minutes 11 seconds right and run 300.6 feet; thence 4 degrees 33 minutes 47 seconds right and run 198.4 feet; thence 16 degrees 05 minutes 46 seconds left and run 282.45 feet; thence 3 degrees 58 minutes 35 seconds left and run 278.32 feet to the Point of Ending of said easement.

According to the survey of Ray W. Sport, dated January 25, 1990.

Subject to restrictions, easements and rights of way of record.

Charles Oliver Tidmore and Beverly Joyce Tidmore are one and the same person.

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 9

day of April, 19 99.

WITNESS:

(Seal)

(Seal)

(Seal)

Charles Tidmore

Charles Tidmore

Joyce Tidmore

Joyce Tidmore

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

the undersigned authority

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

hereby certify that Charles Tidmore and Joyce Tidmore

whose name is 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 9

day of

April

99

A. D. 19

Martha J. Wilder

Notary Public