

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

SEND TAX NOTICE TO:

(Name) Robert M. Erhart

(Address) 17980 Hwy 42

Shelby, AL 35143

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-3 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of Two Hundred Eighty Thousand and no/100----- DOLLARS

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

J. L. Atchison, Jr. and wife, Katherine A. Atchison

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

Robert M. Erhart and Mary L. Erhart

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

Shelby

County, Alabama to-wit:

Lots 11 and 12 in Shelby Shores, 1970 Addition, according to Map of Shelby Shores, 1970 Addition, recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 68.

ALSO part of Lot 10 as described: Beginning at the northwest corner of Lot 10; thence run in a southeasterly direction along the north lot line of said lot, which is the south line of Lot 11, a distance of 308.6 feet; thence turn an angle of 57 degrees 27 minutes right and run a distance of 15.00 feet; thence turn an angle of 59 degrees 53 minutes 36 seconds right and run a distance of 300.80 feet to the point of beginning.
According to the survey of Rodney Y. Shiflett, Al. Reg. No. 21784, dated April 10, 1999.

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

\$224,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

\$28,000.00 of the above recited purchase was paid from a 2nd mortgage recorded simultaneously herewith
Inst # 1999-17533

04/27/1999-17533
09:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001-1115 65.50

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 grantor 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 HEREOF, we have hereunto set our hand(s) and seal(s), this 23rd day of April, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

J. L. Atchison, Jr. (Seal)
J. L. Atchison, Jr.

Katherine A. Atchison (Seal)
Katherine A. Atchison

STATE OF ALABAMA
Shelby COUNTY }

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

hereby certify that J. L. Atchison, Jr. and Katherine A. Atchison

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 23rd day of April, A.D. 1999

My Commission Expires: 10/16/2000

Notary Public

Inst # 1999-17533