

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) Larry B. Livingston

(Address) 308 East Stenett Street
Columbiana, Ala 35051

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

Form 1-1-5 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 One Hundred Forty Thousand and no/100--

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

Dale Thomas Sigle and wife, Frances Marie Sigle

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

Larry Randall Livingston and Linda Gail Livingston

(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 SW corner of Section 24, Township 21 South, Range 1 West, and run thence North 2 degrees 19 minutes West 1311.26 feet to the NW corner of SW 1/4 of SW 1/4 of Section 24, Township 21 South, Range 1 West; run thence North 85 degrees 28 minutes East along the North boundary of said SW 1/4 of SW 1/4, according to Parson's Survey 1337 feet to the NW corner of SE 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West, which point is marked by an iron pin; thence an angle of 92 degrees 25 minutes 30 seconds right and run thence South 2 degrees 06 minutes 30 seconds East along an old fence line 261 feet to the point of beginning of the lot herein described and conveyed, and which said point marks the SW corner of Cecil Duke and Eddie Irene Duke residence lot; thence continue South 2 degrees 06 minutes 30 seconds East along said old fence line 126 feet; thence turn an angle of 90 degrees left and run North 87 degrees 53 minutes 30 seconds East 150 feet to the West boundary of a street; thence turn an angle of 90 degrees left and run thence North 2 degrees 06 minutes 30 seconds West along the West boundary of said Street 126 feet to the SE corner of said Duke lot; thence turn an angle of 90 degrees left and run thence South 87 degrees 53 minutes 30 seconds West along the South boundary of said Duke lot 150 feet to point of beginning.

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

\$138,855.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 16


day of April, 99

WITNESS:


Judy L. Paugh (Seal)
Judy L. Paugh (Seal)
JESSICA JONES (Seal)

Dale Thomas Sigle (Seal)
Dale Thomas Sigle (Seal)
Frances Marie Sigle (Seal)
Frances Marie Sigle (Seal)

STATE OF ALABAMA FLORIDA
COUNTY

 Judy L. Paugh
My Commission CC806390
Expires January 31, 2003

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dale Thomas Sigle and Frances Marie Sigle 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 thereof 16th day of April, April, A.D. 1999

 Judy L. Paugh
My Commission CC806390
Expires January 31, 2003

Notary Public