

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) Alvin N. Bird, Jr.  
301 E. College St.  
(Address) Columbiana, AL 35051This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-3 Rev. 4/79

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

Alvin N. Bird, Jr. and wife, Betty D. Bird

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

Alvin N. Bird, Jr. and Betty D. Bird

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

Shelby

County, Alabama to-wit:

Begin at the intersection of the East line of Catherine Street with the South line of East college Street and run in a Southerly direction along the East line of Catherine Street 235 feet to a point; thence turn an angle of 100 deg. 10 min. to the left and run in an Easterly direction along a hedge row 102.5 feet to a point; thence turn an angle of 104 deg. 46 min. to the left and run in a Northerly direction along an existing fence and rock wall 238.8 feet to the South line of East College Street; thence turn an angle of 98 deg. 49 min. to the left and run in a Westerly direction along the South line of East College Street 75.8 feet to the point of beginning.

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

Mortgage to City Federal Savings and Loan Association, recorded in Book 350, Page 332, in said Probate Office; said mortgage was transferred to Federal Home Loan Mortgage Corporation by instrument recorded in Book 251, Page 766, in said Probate Office, and subsequently transferred and assigned to Federal Home Loan Mortgage Corporation by instrument recorded in Book 251, Page 766, in said Probate Office.

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 the 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 the 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 7day of May, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

Alvin N. Bird, Jr.  
Alvin N. Bird, Jr.

(Seal)

(Seal)

(Seal)

Betty D. Bird  
Betty D. Bird

STATE OF ALABAMA  
Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,hereby certify that Alvin N. Bird, Jr. and Betty D. Birdwhose 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 7 day of May, A. D. 1999

My Commission Expires:

March 2, 2000  
Notary Public

Inst # 1999-19593

0953716A 28-19593  
SHELBY COUNTY JUDGE OF PROBATE  
\$5.00  
MAR 100