

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) Calvin Meadows

(Address) P.O. Box 476

Montevallo, Al 35115

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

Form 1-1-3 Rev. 4-98

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 Thirty Five Thousand and no/100 ----- DOLLARS

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

George Davis Craig and wife, Junnie W. Craig

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

Calvin J. Meadows and wife, Beverly J. Meadows

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

Shelby

County, Alabama to-wit:

All of Block A of the Reynolds Addition to South Montevallo, Alabama, as recorded in Map Book 3, Page 41, in the Office of the Judge of Probate of Shelby County, Alabama, said parcel of land being further described as follows: beginning at the Northwest corner of the intersection of White Street and Selma Road; thence running along the North boundary of White Street in a westerly direction 300 feet, more or less, to the Northeast corner of the intersection of White and Sanford Streets, thence in a northerly direction along the eastern boundary of Sanford Street 142 feet, more or less, to the boundary of the Lewis Allen property, thence along this boundary in an easterly direction to the western boundary of Selma Road, thence in a southerly direction along the western boundary of Selma Road 104 feet, more or less, to the point of beginning.

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

Inst. # 1999-26670

06/25/1999-26670
12:25 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
JUN 25 1999 4:30 PM

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 24th

day of June, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

George Davis Craig (Seal)
Junnie W. Craig (Seal)

STATE OF ALABAMA

Shelby

COUNTY

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

hereby certify that George Davis Craig and Junnie W. Craig

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 24th day of June, A. D. 1999

Rochel Tate
My Commission Expires February 12, 2000