

Send Tax Notice To:

✓ (Name) Willard M. and Judy E. McCollum

(Address) 1874 Chandlerway Drive, Prichard, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

That in consideration of Ten Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

PHILIP C. COX

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

WILLARD M. AND JUDY E. MCCOLLUM

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

A parcel of Land situated in Section 1, Twp 20 N, Range 3 West, lying between lots 90 and 110 of Chandler South 2nd Sector as recorded in Map Book 6 on Page 12 in the Probate Office of the Judge of Probate, Shelby County, Alabama being more particularly described as follows:

Begin at an iron pin set at the southwest corner said Lot 110; thence run in Southwesterly direction along the Southwest line of said Lot 110 for a distance of 113.24 feet to an iron pin set at the Southwest corner of said Lot 110; thence turn an angle to the left of 102 degrees, 21 minutes, 08 seconds and run in a Southwesterly direction for a distance of 26.47 feet to a 1/2 inch rebar found on the Northwest line of said Lot 90; thence turn an angle to the left of 77 degrees, 32 minutes, 32 seconds and run in a Northeasterly direction along the Northwest line of said Lot 90 for a distance 110.26 feet to a 5/8 rebar with LIDW cap found at the Northeast corner of said Lot 90, also being on the Southwest line of Chandlerway Drive of said Chandler South 2nd Sector; thence turn an angle to the left of 94 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction along said Southeast right-of-way line for a distance of 20.05 feet to the point of beginning. Said parcel containing 2,235 square feet, more or less.

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 grantor herein survives the other, the entire interest in the simple shall pass to the surviving grantor, and if one does not survive the other, then the heirs and assigns of the grantors herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized to the simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

WITNESS:

Philip C. Cox

STATE OF ALABAMA
Shelby COUNTY

I, Leone Henry, a Notary Public in and for said County, in said State, hereby certify that Philip C. Cox whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of July, 1999.

Leone Henry
NOTARY PUBLIC

Inst # 1999-38399

09/13/1999-38399
04:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HNS 9.00