

SEND TAX NOTICE TO:

(Name) James Mathis Merrell and

Germaine Merrell
P. O. Box 27
(Address) Shelby, Alabama 35143

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, AL 35051

Form 1-1-8 Rev. 6/88

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Love & Affection and One & no/100 (\$1.00) DOLLARS

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

James Mathis Merrell and wife, Germaine Merrell

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

James Mathis Merrell and wife, Germaine Merrell

(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 Southeast corner of Block Six (6) according to Safford's survey of the Town of Shelby, recorded in Office of Probate Court, Columbiana, Alabama, thence Westerly along the North boundary line of Eighth (8) Avenue, 209 feet to a point of beginning. Thence continue along North boundary line of Eighth (8) Avenue 210 feet. Thence North 342.7 feet to South boundary line of Parker Avenue. Thence Easterly along South boundary line of Parker Avenue 210 feet. Thence South 324.3 feet to point of beginning, containing 1.6 acres with all appurtenances thereto, lying and being in Shelby County, Alabama.

(It being the intention to describe the property conveyed by those certain deeds from Shelby Iron Company of Alabama to J. W. Merrell recorded in the Probate Office of Shelby County, Alabama, in Deed Book 118, page 589 and Deed Book 166, page 81, whether correctly described or not).

The purpose of this deed is to create a joint survivorship in the grantees herein.

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 seals, this 26th

day of September October, 19 99

WITNESS:

(Seal)

(Seal)

(Seal)

James M. Merrell

(James Mathis Merrell)

Germaine Merrell

(Germaine Merrell)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

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

hereby certify that James Mathis Merrell and Germaine Merrell

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 26th day of October ~~September~~, A. D., 19 99.

Lance Brasher

Notary Public

Inst # 1999-44092

10/26/1999-44092

10:42 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

9.00

001 WFS