

SEND TAX NOTICE TO:

(Name) Richard B. Atchison

(Address) 22575 Hwy 25

Columbiana AL 35051

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

Form 1-1-1 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 Eleven Thousand Six Hundred Sixty Seven and no/100-----DOLLARS

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

Walter J. Vansant, Jr., a married man
Donald Wayne Vansant, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard B. Atchison and wife, Cherie B. Atchison

(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 NW corner of the SW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 1 West; thence run South 1 degrees 56 minutes 40 seconds West along the West line thereof for 877.52 feet; thence run North 61 degrees 31 minutes 13 seconds East for 265.97 feet to the point of beginning; thence North 61 degrees 10 minutes 25 seconds East for 89.72 feet; thence run South 11 degrees 38 minutes 49 seconds West for 126.22 feet to the Northerly right of way of Alabama State Highway #25; thence run South 65 degrees 49 minutes 49 seconds West along said right of way for 68.62 feet; thence run North 20 degrees 55 minutes 47 seconds West for 116.12 feet to the point of beginning. According to survey of Thomas E. Simmons, RLS #12945.

Subject to taxes for 2000 and subsequent years and easements, restrictions, rights of way and permits of record.

Inst # 1999-44839

11/01/1999-44839
09:25 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 RMS 20.50

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 28th day of October, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

Walter J. Vansant, Jr. (Seal)
Walter J. Vansant, Jr.

Donald Wayne Vansant (Seal)
Donald Wayne Vansant

STATE OF ALABAMA
Shelby

}
COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Walter J. Vansant, Jr. and Donald Wayne Vansant 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 28th day of October, A. D., 19 99

My Commission Expires: 10/16/2000

Notary Public