

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) Frank N. Cole
(Address) 383 Thompson Street
Columbiana AL 35051

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

Form 1-1-3 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 \$ 11,000.00 DOLLARS

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

Ruby Payne, a widow

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

Frank J. Cole and wife, Irene J. Cole

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

Shelby

County, Alabama to-wit:

See exhibit A

Inst # 1999-49067

12/06/1999-49067
08:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDE HMS 22.00

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 grantee 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, she ^{has} ~~have~~ herunto set her hand(s) and seal(s), this

day of November, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, _____, a Notary Public in and for said County, in said State,

hereby certify that Ruby Payne

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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 3rd day of Dec. A. D., 1999

Notary Public

TO COLUMBIANA
NCE IF IT WAS
KEY DEPICTS THE
UD MAP THAT COULD
IDENT OF THE LEGAL
PROPERTY DESCRIBED
AND B AND PARTS
SAID MAP.

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO RUBY PAYNE, RECORDED IN INSTRUMENT NUMBER 1988-28838, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING LOTS 7, 8 AND 9 OF BLOCK 2 OF THE J. W. JOHNSTON'S ADDITION TO COLUMBIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 3" SQUARE IRON BAR, FOUND AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE S 70°08'55" E, A DISTANCE OF 1061.32 FEET TO A 1 1/2" PIPE, FOUND, AT THE SOUTHEAST CORNER OF BLOCK 2 OF THE J. W. JOHNSTON'S ADDITION TO COLUMBIANA, ON THE NORTH LINE OF CENTER STREET;

THENCE N 06°58'30" W, A DISTANCE OF 150.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 10 AND THE POINT OF BEGINNING;

THENCE N 06°58'30" W, A DISTANCE OF 1119.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 7;

THENCE S 88°08'35" W, A DISTANCE OF 151.28 FEET, TO THE CENTER OF THE VACATED ALLEY;

THENCE S 07°10'07" E, A DISTANCE OF 143.86 FEET TO A POINT IN THE CENTER LINE OF SAID ALLEY;

THENCE N 78°53'00" E, A DISTANCE OF 150.58 FEET, TO THE POINT OF BEGINNING. ~~THE HEREIN~~

Inst # 1999-49067

12/06/1999-49067
09:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NMS 22.00