

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) Bill Nall

(Address) 330 Corn Rd
Wilsonville AL 3586

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 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,

John Singleton, a single man

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

Bill Nall and Rebecca Nall

(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 northeast corner of Lot 9, Lay Lake Farm Estates as recorded in Map Book 9, Page 178, Office of the Judge of Probate, Shelby County, Alabama; thence run South 53 degrees 28 minutes 04 seconds West 300.00 feet along the northwest line of said lot 9; thence run South 00 degrees 06 minutes 44 seconds West 312.50 feet; thence run in a northeasterly direction to a point on the east line of said lot 9, said point being 437.50 feet south of the northeast corner of said lot 9; thence run in a northerly direction along the east line of said lot 9 a distance of 437.50 feet to the point of beginning. Situated in Shelby County, Alabama.

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

John Singleton is the surviving grantee in that certain deed recorded in Real Book 358, Page 397. The other grantee, Frances Singleton, is deceased, having died May 19 1991

Inst # 2000-06460

03/02/2000-06460
08:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NWS 43.50

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 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, I have hereunto set my hand(s) and seal(s), this 28th

day of February, 2000

WITNESS.

(Seal)

John Singleton

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

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

hereby certify that John Singleton

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 28th day of February, A. D. 19 2000

My Commission Expires: 10/16/2000

Notary Public