

SEND TAX NOTICE TO:

(Name) Dale New
(Address) 7125 Hwy 49
Columbiana, AL 35051

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

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 Ten Thousand and no/100 DOLLARS

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

Ruby Gardner, a Widow woman

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

Dale New

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

Shelby

County, Alabama to-wit:

Part of the SE 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of said SE 1/4 of NW 1/4 of said Section 27 run in an easterly direction along the north line of said 1/4-1/4 section for a distance of 444.91 feet to the point of beginning; thence continue in an easterly direction along last mentioned course for a distance of 141.43 feet to a point of intersection with the north right of way line of US Highway #280; thence turn an angle to the right of 159 degrees 17 minutes 47 seconds and run in a southwesterly direction along the north right of way line of said US Highway #280 for a distance of 132.30 feet; thence turn an angle to the right of 90 degrees and run in a northwesterly direction for a distance of 50.0 feet, more or less, to the point of beginning.

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

Inst # 2000-08959

03/22/2000-08959
09:23 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 NWS 18.35

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 said one 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 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, I have hereunto set my hand(s) and seal(s), this 15th day of March, 2000

WITNESS:

(Seal)

Ruby Gardner (Seal)
Ruby Gardner

(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 Ruby Gardner

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 15th day of December March A. D. 1999 2000

My Commission Expires: 10/16/2000

Mike T. Atchison
Notary Public