

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) Johnny R. Joiner

(Address) 1220 Hurst II, Lot 2
Chelsea, AL 35043

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

Form 1-1-5 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 Five Hundred and no/100----- DOLLARS

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

Johnny R. Joiner, a married man

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

Johnny R. Joiner and Marcia Kay Joiner

(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 Attached Exhibit "A" for Legal Description.

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

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

Inst # 2000-25248

07/28/2000-25248
08:08 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MMS 11.50

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 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, I have hereunto set my hand(s) and seal(s), this 26th day of July, 2000.

WITNESS:

(Seal)

(Seal)

(Seal)

Johnny R. Joiner

Johnny R. Joiner (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 Johnny R. Joiner 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 26th day of July, A. D., 2000

My Commission Expires: 10/16/2000

Mike Atchison

Notary Public.

EXHIBIT "A"

Commence at the SW corner of the SW ¼ of the SE ¼ of Section 27, Township 21 South, Range 1 East, thence run East along the South line of said ¼ - ¼ for 155.02 feet to the Westerly right of way of Alabama State Highway #145, thence 76°11'40" left run Northerly along said right of way for 824.78 feet; thence 102°30'36" left run 383.15 feet to the 397 contour of Lay Lake and the point of beginning; thence 180°00' run Easterly 383.15 feet to the Westerly right of way of said road; thence 77°29'24" left run Northerly along said right of way for 353.43 feet; thence 89°21'46" left run Westerly 50.04 feet to the center of a branch; thence 40°43' right run along said branch 31.09 feet to the 397 contour of said lake; thence run Southerly along said contour 640 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

Inst # 2000-25248

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