

This Instrument Prepared By:
Christopher R. Smitherman
Attorney at Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Elizabeth M. Espitia
Henry Alfred Ford
Po Box 184
Cotton AL 35040

STATE OF ALABAMA

SHELBY COUNTY

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)

**WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Ten & 00/100 Dollars (\$10.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Elizabeth M. Espitia, a single woman; Sybil D. Caver, a single woman; Henrietta Nelms, a married woman; Alex Lewis Nelms, a married man; and Henry Alfred Ford, a single man**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Elizabeth M. Espitia and Henry Alfred Ford, single persons**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

**Lot 6-C, according to the Survey of BenChelle Estates as recorded in Map Book 27, Page 48, in the Probate Office of Shelby County, Alabama.
Being situated in Shelby County, Alabama**

This instrument was prepared without evidence of title.

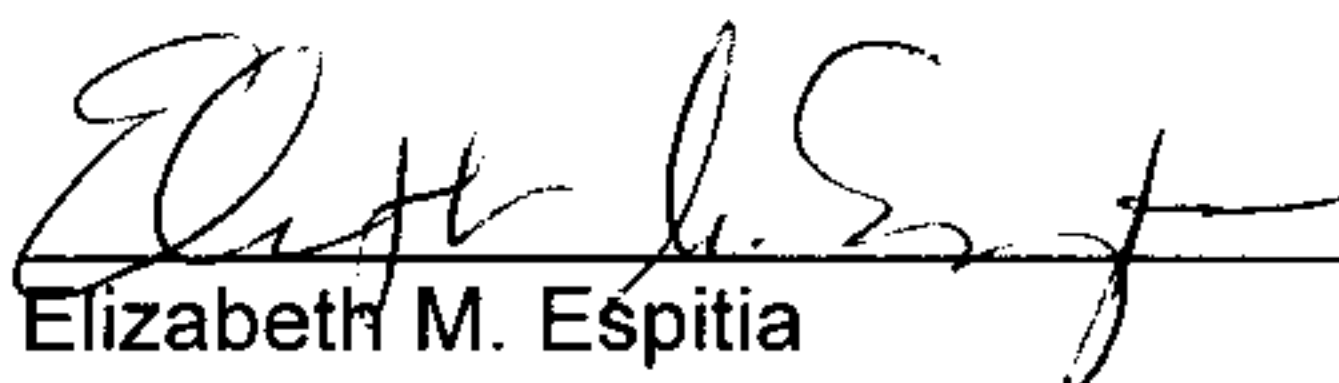
Note: This property does not constitute homestead for the Grantors, nor the Grantees.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 16th day of August, 2000 at 831 Island Street, Montevallo, Alabama 35115.

GRANTORS

 (L.S.)
Elizabeth M. Espitia

 (L.S.)
Sybil D. Caver

08/17/2000-28120
03:00 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MMS 14.50

Inst # 2000-28120

Henrietta Nelms (L.S.)
Henrietta Nelms

Alex L. Nelms (L.S.)
Alex Lewis Nelms

Henry Alfred Ford (L.S.)
Henry Alfred Ford

STATE OF ALABAMA

SHELBY COUNTY

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ACKNOWLEDGMENT

I, Chas Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, *Elizabeth M. Espitia, Sybil D. Caver, Henrietta Nelms, Alex Lewis Nelms, and Henry Alfred Ford*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 16th day of August, 2000.

Chas Smitherman
NOTARY PUBLIC

My Commission Expires: 1/13/04

Inst # 2000-28120

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