

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

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 *Inst. # 2000-34653* **Stewart Title Insurance Corp. of Houston, TX**

STATE OF ALABAMA
Shelby **COUNTY** }

KNOW ALL MEN BY THESE PRESENTS *10/03/2000-34653*

08:54 AM CERTIFIED

That in consideration of One Hundred Twenty Thousand and no/100 SHELBY COUNTY JUDGE OF PROBATE DOLLARS
001 CJI 35.00

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
David M. Holder and wife, Deborah R. Holder

(herein referred to as grantors) do grant, bargain, sell and convey unto
Gregory E. Curtis and Ashley E. Curtis

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby **County, Alabama** to-wit:

PARCEL V:

Commence at the Southwest corner of Section 24, Township 21 South, Range 1 West; thence run East along the South line of said Section for 630.95 feet to the East line of Thompson Street; thence 95 degrees 58 minutes left, run Northerly along said street for 331.81 feet; thence 95 degrees 59 minutes right, run 519.52 feet to the point of beginning; thence continue last described course for 100.00 feet; thence 90 degrees 47 minutes 10 seconds left run 200.92 feet to the South line of East Sterrett Street; thence 88 degrees 20 minutes 45 seconds left, run Westerly along last said street for 100.00 feet; thence 91 degrees 38 minutes 42 seconds left, run 202.43 feet to the point of beginning.

PARCEL VI:

Commence at the Southwest corner of Section 24, Township 21 South, Range 1 West; thence run East along the South line of said Section for 630.95 feet to the East line of Thompson Street; thence 95 degrees 58 minutes left, run Northerly along said street for 331.81 feet; thence 95 degrees 59 minutes right, run Easterly for 619.52 feet to the point of beginning; thence continue last described course for 100.00 feet to the West line of Goodwin Street; thence 90 degrees 47 minutes 43 seconds left run along last said street for 199.40 feet to the South line of East Sterrett Street; thence 88 degrees 20 minutes 12 seconds left, run along last said street for 100.00 feet; thence 91 degrees 39 minutes 15 seconds left, run 200.92 feet to the point of beginning.

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

\$96,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS HEREOF, we **have hereunto set our** **hand(s) and seal(s), this** 29th
day of September, 2000.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

David M. Holder

David M. Holder

Deborah R. Holder

(Seal)

Deborah R. Holder

STATE OF ALABAMA
Shelby **COUNTY** }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David M. Holder and Deborah R. Holder whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September A. D. 192000

MTH

My Commission Expires: 10/16/2000

Notary Public