

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE.

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) Tina W. Fontain

(Address) 5453 Legacy Tr.
Douglasville, Ga. 30135

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,

Peggy June Whitfield, a single woman

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

Tina W. Fontain and Ray Fontain

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

Shelby

County, Alabama to-wit:

The West 1/2 of the NE 1/4 of NE 1/4, all in Section 10, Township 18, Range 1 East. Also conveyed herein is an easement 20 foot in width and lying on the West side of the following described property: Start at the SW corner of SE 1/4 of NE 1/4 of Section 10, Township 18, Range 1 East, run North 2 deg. 30 min. West 660 feet to point of beginning; thence North 87 deg. 30 min. East 660 feet; thence North 2 deg. 30 min. West 660 feet; thence South 87 deg. 30 min. West 660 feet; thence South 2 deg. 30 min. East 660 feet. This easement shall be for ingress, egress and utilities.

A tract of land situated in NE 1/4 of SE 1/4 and S 1/2 of NE 1/4 of SE 1/4 Section 10, Township 18, South of Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at the NW corner of M. O. Johnson 3 acre lot on South side of Birmingham-Vincent Highway; thence West 105 feet to land line; thence South 315 feet; thence East 90 feet to M. O. Johnson Lot; thence run North to the point of beginning.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record. 2000-39965

11/17/2000-39965
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 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 HEREOF, I have hereunto set my hand(s) and seal(s), this 17th day of November, 2000.

WITNESS:

(Seal)

(Seal)

(Seal)

Peggy June Whitfield (Seal)
Peggy June Whitfield (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 Peggy June Whitfield 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

My Commission Expires: 10/16/2004

day of

November

A. D. X 2000

Maucha 2 Wilder
Notary Public.

MTA