

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

Sam Dixon and wife, Peggy Dixon
(herein referred to as grantors) do grant, bargain, sell and convey unto

Dale Dixon and Tracy Dixon
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

A part of the N 1/2 of SW 1/4 of NW 1/4 of Section 10, Township 24 North, Range 15 East, being more particularly described as follows: Commence at the SW corner of said N 1/2 of SW 1/4 of NW 1/4 of Section 10, Township 24 North, Range 15 East, and run Northerly along the West line of said section 580.00 feet to point of beginning; thence turn right 90 degrees 00 minutes and run 602 feet to NW right of way line of Alabama State Highway #145; thence turn right 128 degrees 28 minutes and run Southwesterly along said ROW line 185.00 feet; thence turn right 68 degrees 06 minutes and run 508.00 feet to point of beginning.

Subject to restrictions, easements and rights of way of record.

Inst # 2001-11901

03/30/2001-11901
11:51 AM CERTIFIED

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, we have hereunto set OUR hand(s) and seal(s), this October day of 2000.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Sam Dixon (Seal)
Peggy Dixon (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 Sam Dixon and Peggy Dixon whose names 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 10 day of October, A. D., XX 2000