

Oakley Glynn Vincent & Olive F. Vincent
23200 Highway 25
Columbiana, AL 35051

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Fifty-two Thousand, One Hundred, and no/100 (\$52,100.00) Dollars**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Thelma B. Vincent, a widow** (herein referred to as grantor), do grant, bargain, sell and convey unto my son, **Oakley Glynn Vincent and his wife, Olive Faye Vincent**, (herein referred to as GRANTEE), as joint tenants, with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

All that part of the North half of the NE 1/4 of Section 24, Township 21 South, Range 1 West, which lies East of the right-of-way of the Columbiana and Wilsonville Highway, containing 20 acres, more or less.

LESS AND EXCEPT the parcel heretofore conveyed to Oakley Glynn Vincent and wife, Olive Faye Vincent, on or about August 3, 1974, as recorded in Deed Book 288, page 211, in the Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT the parcels heretofore conveyed to Robert H. Matthews and wife, Judith B. Matthews, on or about September 11, 1985, as recorded in Real Book 41, page 101, and Real Book 41, page 105, in the Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT the parcel heretofore conveyed to Oakley G. Vincent and wife, Olive F. Vincent on or about January 15, 1987, as recorded in Real Book 118, page 374, in the Probate Office of Shelby County, Alabama.

SUBJECT TO Purchase Money Mortgage in the amount of \$52,100.00, which is executed simultaneously herewith, and easement to Alabama Power Company recorded as Instrument No. 1999-22214.

Oakley S. Vincent, the husband of the grantor, and the father of the grantee, Oakley G. Vincent, died on or about March, 1984.

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 do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this 29 day of Nov, 2001.

Peggy J. Letson
Witness
Janice Cohen
Witness

Thelma B Vincent
Thelma B. Vincent

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Thelma B. Vincent**, 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 29 day of November, 2001.

12/12/2001-54377
09:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 63.50

Janice Brasher
Notary Public

Inst # 2001-54377