

SEND TAX NOTICE TO:

(Name) Percy Dylan Cook
(Address) 125 Old Eason Road
Pell City, Alabama 35128

This instrument was prepared by

(Name) _____
(Address) _____

Form 1-1.5 (Rev. 5/82)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One dollar DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William M. Grubbs and Barbara M. Grubbs

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

Percy Dylan Cook and Marilyn Gayle Cook

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

Shelby County, Alabama to wit:

Beginning at the NE corner of the NE 1/4 of the NW 1/4 of Secion 8, Township 18 South, Range 2 East, Shelby County, Alabama and run thence S 89* 14'48"W, along the north line of said quarter-quarter a distance of 349.92 feet to a set rebar corner; thence run S 29*39'49"W, a distance of 269.43 feet to a set rebar corner; thence run S 71*15'26"E, a distance of 130.30 feet to a set rebar corner; thence run S 89*05'57"E, a distance of 152.34 feet to a set rebar corner; thence run S73*55'33"E, a distance of 215.97 feet to a set rebar corner; thence run North along the East line of same said quarter-quarter section a distance of 342.78 feet to the point of beginning, containing 2.82 acres, more or less.

Inst # 2002-07684

02/14/2002-07684
09:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 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 WHEREOF, _____ have hereunto set _____ hand(s) and seal(s), this _____ day of _____, 19____.

WITNESS:

(Seal)

(Seal)

(Seal)

William M. Grubbs (Seal)
Barbara M. Grubbs (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, Carol I. Carrera a Notary Public in and for said County, in said State, hereby certify that William M. Grubbs and Barbara M. Grubbs whose name 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 was executed the same voluntarily on the day (the same bears date).

Given under my hand and official seal this 13th day of February A. D., 2002

Carol Carrera