

SEND TAX NOTICE TO:

(Name) James W. Warren
(Address) 569 White Stone Way
HOOPER, AL 35226

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 Two Hundred Fourteen Thousand Nine Hundred and no/100-----DOLLARS

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

Sara Turnbloom, a Single woman

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

James E. Warren and Sandra W. Warren

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

Shelby County, Alabama to-wit:

Lot 15, according to the survey of LaCoosa Estates, as recorded in Map Book 5, Page 35, in the Probate Office of Shelby County, Alabama.

Also, that part of Lot 14 of LaCoosa Estates, more particularly described as follows: Begin at the Northwest corner of said Lot 14, said point also being the Northeast corner of said Lot 15, said point also being on the Southerly right of way line of River Drive; thence in a Southeasterly diction along the Southwest line of said Lot 14, a distance of 349.18 feet; thence 139 degrees 38 minutes 51 seconds left in a Northeasterly direction a distance of 5.8 feet; thence 36 degrees 21 minutes 39 seconds left in an Northwesterly direction a distance of 186.99 feet; thence 3 degrees 24 minutes 30 seconds left in a Northwesterly direction a distance of 71.8 feet; thence 12 degrees 02 minutes 00 seconds left in a Northwesterly direction a distance of 88.18 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

\$171,920.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith. **Inst # 2002-14892**

04/01/2002-14892
08:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 54.00

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 28th day of March, 2002.

WITNESS:

_____(Seal) Sara Turnbloom _____(Seal)
_____(Seal) _____(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 Sara Turnbloom 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 28th day of March, A. D., 19 2002

My Commisssin Expires: 10/16/04

Notary Public.