

SEND TAX NOTICE TO:

Name: A. F. Bell
Address: 344 Highway 307
Shelby, AL 35143

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040

\$10,000

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS** to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **A. F. Bell, a single man**, (herein referred to as grantor) do grant, bargain, sell and convey unto **A. F. Bell and Martha Merrell**, (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 17, 18, 19, and 20 in Block 94, according to Safford's Survey of the Town of Shelby, Alabama, as recorded in the Probate Office of Shelby County, Alabama.

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 subject property is 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 27th day of January, 2004.

A. F. Bell (SEAL)
A. F. Bell

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that A. F. Bell, a single man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of January, 2004.

Conrad H. Fowler Jr
Notary Public