

(Name) H.L. Norris

(Address) 727 Hwy. 52 Helena, Al. 35080

(M No. AIC 27 Rev. 5/82)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

20040816000458940 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
08/16/2004 11:23:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Five Thousand Dollars M A S

That in consideration of Five-Hundred dollars & no/cents (\$500.00) DOLLARS

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

Mildred A. Sparks, unmarried woman

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

Margaret Thomas, unmarried woman

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

Shelby County, Alabama to-wit:

~~Corrected Deed.~~

Southeast Corner of Parcel 2.
75' x 85' x 75' x 85'

Each parcel is subject to any agreements, easements, rights of way, restrictions and or limitations of probated record or applicable law.

There is a proposed twelve (12)' foot access easement that runs from RED TIP LANE to parcel 1 the centerline of which is described as follows; Easement is six (6.0') feet of each side of described centerline.

Commence at the northwest corner of SW1/4 of the NW1/4 of section 18, Township 20 south, Range 3 west, Shelby Co. Al. and run thence easterly along said quarter-quarter line 396.00' to a point; Thence turn 92°28' 52" right and run 155.00'. Turn 87°31'08" to a point on the east edge of Red Tip Lane; Thence turn 99°54'05" left and run southerly along said edge of said street or road 95.11' to the point of beginning of the easement being described; Thence turn 80°55'35" left and run easterly 140.73' to the end of easement.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 13th.

day of August, 2004.

WITNESS:

Mildred A. Sparks (Seal)

Charlotte M. Thomas (Seal)

Seller (Seal)

Witness Rebecca F. Alexander (Seal)

Witness

STATE OF ALABAMA

Shelby COUNTY

I, Helen L. Norris, a Notary Public in and for said County, in said State,

hereby certify that Mildred A. Sparks, unmarried woman

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 have executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 13th. day of August, A.D. 2004

Helen L. Norris
Notary Public.

My Commission Expires
1-8-2006