

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

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 Six Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Hulen H. Southern, an unmarried man; Oscar D. Southern, an unmarried man,
herein referred to as grantors) do grant, bargain, sell and convey unto
J. Vichaehl Fleming and Lynn M. Fleming

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

County, Alabama to-wit:

BOOK 356 PAGE 960
A parcel of land containing 1.71 acres, more or less, located in the
SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 19 South, Range 2 East, Shelby
County, Alabama, described as follows: Commence at the NW corner of
said Section 11; thence run South along the West line of said Section
11 a distance of 1241.87 feet; thence turn left 87 degrees 15 minutes
24 seconds a distance of 1597.26 feet to the point of beginning; said
point being in the centerline of Southern Street; thence continue last
course along said Street a distance of 86.25 feet; thence turn left
03 degrees 32 minutes 39 seconds along said Street a distance of 49.55
feet; thence turn right 99 degrees 21 minutes 25 seconds a distance
of 245.74 feet; thence turn right 17 degrees 12 minutes 10 seconds a
distance of 189.20 feet; thence turn right 64 degrees 53 minutes 45
seconds a distance of 189.79 feet; thence turn right 111 degrees 58
minutes 29 seconds a distance of 449.26 feet to the point of beginning.
LESS AND EXCEPT that part lying within the public right-of-way.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, WE have hereunto set OUR hands(s) and seal(s), this 2nd

day of July, 19 84.

WITNESS: STATE OF ALA. SHELBY CO. 5:
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUL -3 AM 9:36

(Seal)

(Seal)

(Seal)

advised by - 6.00
2.50
1.00
9.50

Hulen H. Southern

(Seal)

(Seal)

(Seal)

Oscar D. Southern
Oscar D. Southern

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Hulen H. Southern, an unmarried man; Oscar D. Southern, an unmarried
whose name S 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 they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 4th day of July