

Terry L. Todd  
3549 Deerfield Dr.  
Birmingham, Al. 35226

SEND TAX NOTICE TO:  
Name:  
Address:

This instrument was prepared by:  
Mike T. Atchison, Attorney at Law  
Post Office Box 822, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY-SEVEN THOUSAND AND NO/100 (\$37,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, THOMAS M. POE, JR., a married man (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto TERRY L. TODD AND WIFE, JOAN L. TODD, (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 026 PAGE 69

The North Half of the NW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama.

Subject to a non-exclusive easement 60-feet in width over the West 60 feet of the N 1/2 of the NW 1/4 of SE 1/4, Section 23, Township 20 South, Range 4 West, as described and conveyed in Deed Book 357, Page 88, in said Probate Office of Shelby County, Alabama.

Subject to the following:

1. Taxes for 1985 and subsequent years.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
3. Oil and Gas Lease from Champion International Corporation to Louisiana Land and Exploration Company dated 1st August, 1981, as referred to in Declaration of Lease from Champion International Corporation to The Louisiana Land and Exploration Company, dated 1st December, 1981, and recorded in Deed Book 339, Page 146. All rights to the use of surface of caption lands are released from said lease by instrument dated 2nd February, 1984, and recorded in Misc. Book 55, page 151, in Probate Office.
4. Right of way to Shelby County as recorded in Deed Book 221, Page 351, in the Probate Office of Shelby County, Alabama.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR OF THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to 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.

*gach*



IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2<sup>nd</sup> day of May, 1985.

Thomas M. Poe, Jr.  
Thomas M. Poe, Jr.

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that THOMAS M. POE, JR., a married 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.

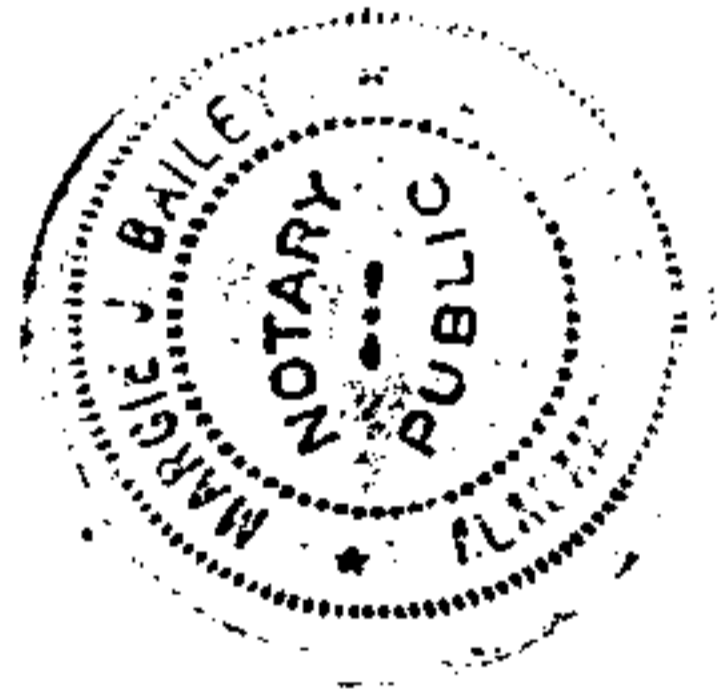
Given under my hand and official seal this 2<sup>nd</sup> day of May, 1985.

Margie J. Bailey

Notary Public

My Commission Expires February 24, 1989

My Commission Expires



BOOK 026 PAGE 70

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>37.00</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>43.00</u>

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1985 MAY -3 PM 2:49

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE