

1033

EXCHANGE DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

\$ 36,900.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the exchange of other real estate by the named GRANTEES herein, to the undersigned GRANTOR, Ruth E. Wellborn, in hand paid by Tommy G. Bright and wife Sara Bright (GRANTEES) the receipt of which is hereby acknowledged, the said Ruth E. Wellborn, a single woman, does by these presents, grant, bargain, sell and convey unto the said Tommy G. Bright and Sara Bright, as joint tenants with the right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

A Lot situated in the SW 1/4 of the NE 1/4 of Section 12, Township 20, Range 3 West, more particularly described as follows:

Commence at the NE corner of said 1/4 1/4 section and run thence westerly along the Northern boundary thereof, a distance of 220.29 feet, more less, to a point on the Eastern right of way line of U.S. Highway 31; thence turn to the left and run Southwesterly along the right of way line of U.S. Highway 31 a distance of 904.16 feet, more or less, to the Southwestern corner of the Louise Noble lot for a point of beginning of the property herein conveyed; thence continue in the same direction along the Eastern boundary of the said U.S. Highway 31, a distance of 49.46 feet, more or less, to a point where the property of Grantor joins the said Thornton property; thence turn an angle of 89 degrees 48'40" to the left and run in a Southeasterly direction along the Northeasterly boundary of said Thornton property a distance of 207.43 feet; thence turn an angle of 25 degrees 45' to the left and run along the North boundary of said Thornton property a distance of 472.02 feet, more or less, to the East boundary of said 1/4 1/4 section; thence run Northerly along the East boundary of said 1/4 1/4 section 132.56 feet, more or less, to the Southeastern corner of the Louise Noble lot; thence turn to the left and run Westerly along the Southern boundary of the said Louise Noble lot, 633.67 feet, more or less, to the point of beginning.

Subject to:

1. Ad valorem taxes due and payable October 1, 1988.

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Conley

2. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, Page 513; Deed Book 108, Page 300 and Deed Book 136, page 298 in said Probate Office.

3. Mineral and mining rights not owned by the grantor.

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 they are free from all encumbrances except as noted above; that I have a good right to sell the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the same GRANTEES, their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have executed this deed on this the 26 day of MAY, 1988.

Ruth E. Wellborn  
Ruth E. Wellborn

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County and said State, hereby certify that Ruth E. Wellborn, whose name is signed to the foregoing Exchange Deed, and who is known to me, acknowledged before me that, being informed of the contents of the foregoing, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of MAY, 1988.

I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUN 14 AM 8:42

Thomas H. J. J. J. J.  
JUDGE OF PROBATE

[Signature]  
Notary Public

My Commission Expires: 11-9-90

THIS INSTRUMENT PREPARED BY:

Gene W. Gray, Jr.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, AL 35209

SEND TAX NOTICE TO

Tommy G. Bright  
2721 Old Table  
Birmingham, AL  
35243

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37.00  
5.00  
1.00  
43.00