

SEND TAX NOTICE TO:

(Name) William J. Wallace and Pam C. Wallace

(Address) P.O. Box 124
Chelmer, Ala 35043

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN THOUSAND AND NO/100 (\$10,000.00) DOLLARS
AND THE EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$50,000.00.
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Frank G. Conn and wife, Mayleen Conn

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

William J. Wallace and wife, Pam C. Wallace

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

Shelby

County, Alabama to-wit:

All that part of the North Half of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 19, Township 20 South,
Range 1 East, Shelby County, Alabama, lying West of Shelby County Highway #49.
Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1990 and subsequent years. 1990 taxes are a lien but not due and payable until October 1, 1990.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 102, page 109; Deed Book 131, Page 564; Deed Book 212, Page 116; and Deed Book 214, Page 325, in Probate Office.
3. Right of way to Shelby County as recorded in Deed Book 207, Page 18, in Probate Office.

1. Deed Tax	\$ 10.00
2. Notary Fee	2.50
3. Recording Fee	3.00
4. State Tax	1.00
Total	\$ 16.50

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 (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 hand(s) and seal(s), this 3rd

day of January, 19 90

WITNESS:

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

90 JAN -4 AM 8:09

Thomas A. Snowden, Jr.
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Frank G. Conn and wife, Mayleen Conn
whose names 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 3rd day of January, A. D., 19 90

Commish Inspect

BOOK 272 PAGE 682