

SEND TAX NOTICE TO:

(Name) Raymond F. Henderson and June B. Henderson  
 29111 Canal Road  
 (Address) Orange Beach, Al. 36561

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head  
 (Address) Columbiana, Alabama 35051

Form 115 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 SIXTEEN THOUSAND, FIVE HUNDRED & no/100 (\$16,500.00) DOLLARS  
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Calvin C. Wynn and wife, Pauline Wynn  
 (herein referred to as grantors) do grant, bargain, sell and convey unto  
Raymond F. Henderson and wife, June B. Henderson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

The South half of Lot 3, according to the Survey of Chelsea South Estates, Sector One, as recorded in Map Book 8, page 14, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Right of way to Shelby County, Alabama as filed in Deed Book 207, page 52.
2. Right of way granted to Alabama Power Company by instruments recorded in Deed Book 102, page 84; Deed Book 112, page 64; and Deed Book 142, page 247.
3. 50 foot building line from Shelby County Highway No. 49 and 20 foot easement along rear lot as shown by recorded map.
4. LESS AND EXCEPT Title to all minerals within and underlying the premises, together with all mining rights, and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

1. Paid Tax 16.50  
 2. Notary Fee 2.50  
 3. Recording Fee 3.00  
 4. Notary Fee 1.00  
 5. Recording Fee 1.00  
 Total 23.00

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 9th have hereunto set our hand(s) and seal(s), this

day of August, 1991

WITNESS:

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

91 AUG 12 PM 4:05

Calvin C. Wynn (Seal)  
 (Calvin C. Wynn)  
Pauline Wynn (Seal)  
 (Pauline Wynn)  
Pauline Wynn (Seal)

STATE OF ALABAMA }  
 SHELBY COUNTY } JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Calvin C. Wynn and wife, Pauline Wynn whose name s are 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 9th day of August, A. D., 19 91

Paula R. Thompson

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