

\$500⁰⁰

SEND TAX NOTICE TO:

(Name) Rex Wade Wallace & Marie Wallace
P. O. Box 206
(Address) Wilton, AL 35187

944

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head, Attorneys

(Address) Columbiana, Alabama

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 One Dollar (\$1.00) and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

D. L. Wallace and wife, Johnnie Wallace

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

Rex Wade Wallace and wife, Marie 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:

Commence at the NE corner of the SE $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 2, Township 24 North, Range 13 East, Montevallo, Shelby County, Alabama and run thence southerly along the East line of said quarter-quarter a distance of 590.44' to the point of beginning of the property being described; Thence continue last described course a distance of 220.00' to a point; Thence turn 98°16' right and run westerly a distance of 190.00' to a point on the east margin of a roadway or drive; Thence turn 81°44' right and run northerly along said roadway or drive a distance of 220.00' to a point; Thence turn 98°16' right and run easterly a distance @ 190.00' to the point of beginning, containing 0.95 of an acre.

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1. Deed Tax	\$ 1.50
2. Mtg. Tax	\$ 3.50
3. Recording Fee	\$ 3.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 7.00

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 have herunto set our hand(s) and seal(s), this

day of January, 1992

WITNESS:

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

92 JAN 21 PM 1:55

STATE OF ALABAMA }
SHELBY COUNTY } JUDGE OF PROBATE

D. L. Wallace (Seal)
Johnnie Wallace (Seal)
Johnnie Wallace (Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that D. L. Wallace and wife, Johnnie Wallace 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 15 day of January, A. D., 19 92

AK Garrett