

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. W. M. Cumberland, Sr.
2701 Pelham Parkway
(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD
Columbiana, Alabama 35051
(Address)

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 and No/100----- DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ida M. Cumberland and husband, W. M. Cumberland, Sr.

(herein referred to as grantors) do grant, bargain, sell and convey unto
Ida M. Cumberland and husband, W. M. Cumberland, Sr.

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

Shelby County, Alabama to-wit:

PARCEL ONE: NE 1/4 of NE 1/4 of Section 12, Township 20 South, Range 3 West, less and except parcels heretofore sold, containing 27 acres, more or less.

PARCEL TWO: The NW 1/4 of NE 1/4 lying East of U. S. Highway 31, less and except portion heretofore sold, situated in Section 12, Township 20 South, Range 3 West.

PARCEL THREE: The SE 1/4 of SE 1/4 and all that part of the NE 1/4 of SE 1/4 of Section 1, Township 20 South, Range 3 West, which lies South of a cross fence dividing the lands formerly belonging to Jessie L. Patton and J. F. Harless EXCEPT that part conveyed to Hardinia B. Howie by deed recorded in Deed Book 85, Page 128 and also EXCEPT that part sold to Gaston W. Turner as shown by deed recorded in Deed Book 100, Page 32; and also EXCEPT that part sold to Louie Reese as Trustee, as shown by deed recorded in Deed Book 238, Page 801; and also EXCEPT right of way of Birmingham-Montgomery Highway through said lands.

It is the intention of grantors herein to convey to grantees herein and create a joint survivorship ownership of all property owned by the grantors, or either of them, in either the NE 1/4 of NE 1/4 of Section 12, Township 20 South, Range 3 West, or SE 1/4 of SE 1/4 of Section 1, Township 20 South, Range 3 West, whether correctly described or not, or NW 1/4 of NE 1/4 of Section 12, Township 20 South, Range 3 West.

03/11/1994-08038
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 MCD 9.00

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 hereunto set our hand(s) and seal(s), this 11 day of March, 19 94.

WITNESS:

(Seal) _____
(Seal) _____
(Seal) _____
Ida M. Cumberland (Seal)
W. M. Cumberland, Sr. (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ida M. Cumberland and husband, W. M. Cumberland, Sr. 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 11 day of March, 19 94 A. D., 19

Frank Ellis
Notary Public.

Inst # 1994-08038