

Send Tax Notice to:
Capt. Roger M. Vincent
PSC Box 11336
WP AFB, Ohio 45433-5361

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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, including exchange of lands and interests therein, to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Oakley Kevin Vincent, a married man, (herein referred to as grantor) do grant, bargain, sell and convey unto Roger M. Vincent and wife, Patricia S. Vincent (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

My undivided interest in and to the S 1/2 of the W 1/2 of the NW 1/4 of the SE 1/4 of Section 29, Township 21 South, Range 1 East.

Also, a non-exclusive right-of-way and utility easement over and across and including an existing dirt road, with a uniform width of 60 feet, which crosses the above described property, and which also crosses the N 1/2 of the E 1/2 of the NW 1/4 of the SE 1/4 and the N 1/2 of the W 1/2 of the NE 1/4 of the SE 1/4, all in Section 29, Township 21 South, Range 1 East, said easement to run with the land.

The grantor reserves for himself and his successors in title the right to use and enjoy the right-of-way and easement herein granted over and across said property.

The above described property does not constitute any part of the homestead of the grantor or his spouse.

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, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this
1st day of September, 1994.

Oakley Kevin Vincent
Oakley Kevin Vincent

10/12/1994-31088
03:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

Inst # 1994-31088

STATE OF District of Columbia
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Oakley Kevin Vincent, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of September, 1994.

Glenn A. Floyd
Notary Public

My Commission Expires July 31, 1998

1st * 1994-31088

10/12/1994-31088
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SHELBY COUNTY JUDGE OF PROBATE
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