

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Hugh D. Youngblood
10 Briarvale Road
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law
Post Office Box 822
(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 Fifty-One Thousand, Nine Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Pamela E. Wells, an unmarried widow

(herein referred to as grantors) do grant, bargain, sell and convey unto
Hugh D. Youngblood and Linda Sue Youngblood

04/04/1995-08653
03:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDT HCD 9.50

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

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama more particularly described as follows: Commence at the SW corner of said 1/4-1/4 section and run thence North along the West line of said 1/4-1/4 section 425.16 feet to the point of beginning; thence continue last course 240.00 feet to the South right of way of Shelby County Highway #77; thence turn an angle of 56 degrees 52 minutes 53 seconds to the right and run Northeasterly along said right of way a distance of 66.18 feet; thence turn an angle of 92 degrees 53 minutes 52 seconds to the right and run Southeasterly 187.04 feet; thence turn an angle of 28 degrees 13 minutes 15 seconds to the right and run Southerly 122.00 feet; thence turn an angle of 94 degrees 45 minutes to the right and run Westerly a distance of 154.00 feet to the point of beginning. According to the survey of Frank W. Wheeler, Ala. Reg. PLS No. 3385, dated March 28, 1995.

\$50,925.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Subject to taxes for 1995 and subsequent years, easements, rights of way, restrictions, and permits of record.

Pamela D. Wells is the surviving grantee in that certain deed recorded in Real Record 206, Page 355, in Probate Office of Shelby County, Alabama; the other grantee, Harold Douglas Wells having died on or about the 8 day of June, 1997.

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, I have hereunto set my hand(s) and seal(s), this 4th day of April, 1995.

WITNESS:

_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

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

Given under my hand and official seal this 4th day of April, 1995.

[Signature]
Notary Public.

0-08653