

This instrument was prepared by

Send Tax Notice To: William W. Vardaman
name

(Name) B. Christopher Battles
205 20th Street, North
(Address) Birmingham, AL 35203

address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ONE THOUSAND AND NO/100-----(\$1,000.00)----- DOLLARS

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

Joanne P. Fogle, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

William W. Vardaman and wife, Mary M. Vardaman
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE
A PART HEREOF

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

Inst # 1995-17632

07/06/1995-17632
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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, I have hereunto set my hand(s) and seal(s), this 30th
day of June, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

Joanne P. Fogle (Seal)
Joanne P. Fogle (Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Joanne P. Fogle, an unmarried woman
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30th day of June, A. D., 19 95

Manus A. Horvath
Notary Public.

A parcel of land situated in the South one-half of the Southeast Quarter of Section 5, Township 21 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at the southwest corner of the southeast quarter of said section 5; thence S 89°27'50" E, along and with the South line of said southeast quarter, 1417.77 feet to an iron pin and the point of beginning; thence N 25°21'27" E, leaving said South line, 49.89 feet, more or less, to the southerly prescriptive right-of-way margin of Massey Road; thence in a southeasterly direction, along and with said southerly prescriptive right-of-way margin, to an iron pin on the South line of said southeast quarter, for the purpose of this description along the following course and distance: S 69°25'52" E 132.17 feet; thence N 89°27'50" W, leaving said southerly prescriptive right-of-way margin and along and with said South line, 145.14 feet to the point of beginning,

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