

This instrument was prepared without benefit of Title Search.

send tax notice to

161 Hwy 22
Montevallo, AL 35115

STATE OF ALABAMA)

SHELBY COUNTY)

**WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

^{FIVE HUNDRED}
~~One Dollar (\$1.00)~~

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ~~One Dollar (\$1.00)~~ and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Jack N. Clark, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Jack N. Clark, and his wife, Carolyn P. Clark, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Inst # 1996-31445

From the Northeast corner of the SE 1/4 of NE 1/4 of Section 2, Township 22, South, Range 4 West, run Westerly along the North boundary line of said 1/4-1/4 Section 753.0 feet to the point of beginning of the land herein described; thence continue Westerly along the North boundary line of said 1/4-1/4 Section 200.0 feet; thence turn an angle of 90 deg. to the left and run Southerly 237.36 feet, more or less, to a point on the North right of way line of a Shelby County Road; thence turn an angle of 98 deg. 26 minutes 40 seconds to the left and run Northeasterly along the North R. O. W line of said road 100.0 feet; thence turn an angle of 02 deg. 09 minutes 40 seconds to the right and continue Northeasterly along the North R. O. W. line of said road 101.5 feet; thence turn an angle of 83 deg. 43 minutes 20 seconds and run Northerly 211.86 feet more or less to point of beginning, this land being a part of SE 1/4 of NE 1/4 of Section 2, Township 22 South, Range 4 West and being 1 acre more or less.

This conveyance is subject to all easements, rights-of-ways and restrictions of record, if any, affecting said property.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 17 day of September, 1996 at 968 North Main Street, Montevallo, Alabama.

GRANTORS

Jack Newton Clark (L.S.)
_____ (L.S.)

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 17 day of September, 1996.

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
968 NORTH MAIN STREET
MONTEVALLO, AL 35115
(205) 665-4357

Inst # 1996-31445

09/24/1996-31445
08:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 10.00