

STATE OF ALABAMA

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** SURVIVORSHIP WARRANTY DEED

SHELBY COUNTY

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THIS INDENTURE, is made and entered into by and between ERMA JEAN WALLIS, a widow, hereafter referred to as Grantors, and ROGER D. WALLIS and wife, BRENDA S. WALLIS, herein referred to as Grantees.

WITNESSETH:

That Grantor, For and in consideration of the sum of ten and no 100 Dollars to Grantor cash in hand paid by Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, has this day given, granted, bargained, sold, and conveyed, and does by these presents give, grant, bargain, sell and convey to Grantees, as Tenants in Common and not as Joint Tenants, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit

Commencing at the Southwest corner of Section 22, Township 20 South, Range 1 East, thence South 0 degrees 42 minutes 46 seconds West, a distance of 825.24 feet for the POINT OF BEGINNING; thence continue South 0 degrees 42 minutes 46 seconds West, a distance of 208.71 feet; thence North 89 degrees 17 minutes 14 seconds West, a distance of 208.71 feet; thence North 0 degrees 42 minutes 46 seconds East, a distance of 208.71 feet; thence South 89 degrees 17 minutes 14 seconds East, a distance of 208.71 feet to the point of beginning

ALSO: An 25 foot Easement for Ingress and Egress and Public Utilities being more particularly described as follows

Commencing at the Northeast Corner of the Northeast Quarter of the Northwest Quarter of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama, thence South 0 degrees 42 minutes 46 seconds West, a distance of 923.32 feet for the point of beginning of the Centerline of a 25 foot easement for Ingress Egress and Utilities, thence North 62 degrees 44 minutes 31 seconds East, a distance of 49.43 feet, thence North 64 degrees 16 minutes 23 seconds East a distance of 61.48 feet, thence North 69 degrees 55 minutes 55 seconds East, a distance of 49.93 feet, thence North 82 degrees 32 minutes 38 seconds East, a distance of 47.34 feet; thence North 79 degrees 26 minutes 41 seconds East, a distance of 67.31 feet, thence North 71 degrees 59 minutes 14 seconds East, a distance of 101.79 feet, thence North 59 degrees 41 minutes 15 seconds East, a distance of 98.22 feet, thence North 56 degrees 09 minutes 58 seconds East, a distance of 136.55 feet; thence North 54 degrees 50 minutes 26 seconds East, a distance of 108.66 feet, thence North 72 degrees 30 minutes 10 seconds East, a distance of 26.28 feet, thence South 82 degrees 34 minutes 39 seconds East, a distance of 32.00 feet, thence South 51 degrees 22 minutes 19 seconds East, a distance of 45.42 feet, thence South 40 degrees 08 minutes 30 seconds East, a distance of 159.45 feet, thence South 41 degrees 21 minutes 07 seconds East, a distance of 151.76 feet, thence South 55 degrees 07 minutes 43 seconds East, a distance of 41.18 feet, thence South 75 degrees 15 minutes 37 seconds East a distance of 41.05 feet, thence North 89 degrees 45 minutes 42 seconds East, a distance of 58.71 feet, thence South 88 degrees 41 minutes 28 seconds East, a distance of 106.12 feet, thence South 85 degrees 13 minutes 47 seconds East a distance of 51.6 feet to the Point of Beginning

Subject to taxes for the current year, outstanding mineral or mining rights, restrictions of record, and easements of record and as located, if any

To Have and To Hold the above described property with the tenements, hereditament, appurtenances, and improvements thereunto belonging, or in anyway appertaining, unto Grantees as Tenants in Common and not as Joint Tenants, for and during their joint lives, and upon the death of either of them, then to the survivor of them and to the heirs and assigns of

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such survivor, in fee simple, together with every contingent remainder and right of reversion.

And Grantor covenants and agrees with Grantees that Grantor is lawfully seized of an indefeasible estate in fee simple in and to the real property herein conveyed, that Grantor has good right to sell and convey same, that said real property is free from all encumbrance, and Grantor does warrant and will forever defend the title thereto against the lawful claims and demands of all persons whomsoever, except for taxes for the current year and any easements, restrictions or reservations of record or visible, encumbrances, mineral rights heretofore conveyed, excepted or reserved, and any outstanding rights of redemption

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Given under my hand and seal this 4 day of August, 1999

Erma Jean Wallis
ERMA JEAN WALLIS

ADDRESS OF GRANTEE:

Hwy 4628 Hwy 85
Harpersville, Alabama 35078

STATE OF ALABAMA
COUNTY OF CALHOUN

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I, the undersigned, a Notary Public in and for said State and County, hereby certify that ERMA JEAN WALLIS, 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, executed the same on the day the same bears date

Given under my hand and seal on the 4 day of August, 1999.

David Wayne Harris
Notary Public

THIS INSTRUMENT PREPARED BY:

NOT COMMISSION EXPIRES OCT. 11, 1999

RICE & RICE, P.C.
P. O. BOX 3267
OXFORD, ALABAMA 36203

Inst # 1999-35577

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