

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Edwin L. Joiner and wife, Martha B. Joiner

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Edwin L. Joiner

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot No. 12 according to Willow Island Subdivision, the same being a part of the NW¹/₄ of SE¹/₄ of Section 13, Township 22 South, Range 1 East, a plat of said subdivision is recorded in Map Book 4 page 73 in the Probate Office of Shelby County, Alabama.

Also the right to use, but not to cut any merchantable timber, all lands lying between the above described lot and the water level of the Coosa River, provided such land to be used shall not be wider than the lines of the lot above described if the same were extended and projected from their present terminus to the water level. All rights are subject to Jack T. Atchison, et al (prior owners) continuing to obtain a lease on said lands from the Alabama Power Company or any successor owners. Should said lease be terminated, then the right to use said lands between said lot and the water level shall terminate also, all as set out in deed recorded in Deed Book 222 page 491 in the Probate Office of Shelby County, Alabama..

In addition to above, the grantors assign to the grantee to this successors and assigns any right of ingress and egress to and from the Coosa River by a causeway constructed and the road leading thereto.

The above lot is conveyed subject to the protective covenants recorded in Deed Book 220 page 891 in said Probate Office.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1963 NOV - 7 PM 1:00
U.C.C. FILE NUMBER 88-180
REC. BK. & PAGE AS SHOWN
Chief of Records
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 14th day of Sept, 1963.

(Seal)

(Seal)

(Seal)

Edwin L. Joiner

Martha B. Joiner

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

Karl C. Harrison, a Notary Public in and for said County, in said State, do hereby certify that Edwin L. Joiner and wife, Martha B. Joiner whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of Sept, A. D., 1963

Karl C. Harrison

Notary Public, for

State of Alabama