

This instrument was prepared by

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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 Seven Thousand and no/100 DOLLARS

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

Martin M. Muller, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul Yacko and Robin Yacko

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Tract No. 1:

Description of a tract of land situated in the Northeast $\frac{1}{4}$ of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the point of intersection of the North line of the NE $\frac{1}{4}$ and the Easterly right of way line of Shelby County Highway No. 51 and run in a Southerly direction for a distance of 63.6 feet to point of beginning; thence continue along said right of way line for a distance of 264.48 feet; thence an angle to the left of 80 deg. 11' 48" to chord and run Easterly 420.00 feet; thence an angle to the left of 100 deg. 43' 48" and run Northwesterly 250.00 feet; thence an angle to the left of 77 deg. 09' and run Westerly 418.87 feet to point of beginning.

Minerals and mining rights excepted.

No trailers can be placed on this property.

Subject to taxes for 1983 and subsequent years.

Subject to rights of way, easements, permits, roadways of record.

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

day of April, 1983.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DOCUMENT WAS FILED

1983 APR 27 AM 9:33

FLORENCE L. CYR

NOTARY PUBLIC

deed tax 7.00

Rec 150

100

950

Martin M. Muller

Martin M. Muller

Martin M. Muller

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Martin M. Muller, a single manwhose name is signed to the foregoing conveyance, and who is known to me, acknowledged before meon this day, that, being informed of the contents of the conveyance he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 25th day of April, A.D., 1983.

Robin Yacko
1203 Altadena Rise
Bham AL 35243

My Commission Expires 8/1/83

Florence L. Cyr

Notary Public.