

(Name) Richard Fair
 Route 1, Box 387
 (Address) Harpersville, Alabama 35078

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-15 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 Seventeen Thousand Four Hundred and no/100 DOLLARS and the execution of a mortgage recorded simultaneously herewith to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James R. Wallace and wife, Helen G. Wallace

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

Richard Fair and Catherine Fair

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

Shelby County, Alabama to-wit:

From the SE corner of Section 28, Township 19 South, Range 2 East, run North along the East boundary of said Section a distance of 385.61 feet to a point on the North right-of-way line of Glaze Ferry Road, which is the point of beginning; thence continue North along said East boundary of said Section a distance of 2303.99 feet to an iron rod; thence left 83 deg. 09' a distance of 107.03 feet; thence left 71 deg. 45' a distance of 1241.42 feet; thence left 29 deg. 15' a distance of 630.26 feet; thence left 16 deg. 22' a distance of 749.35 feet to the North right-of-way of Glaze Ferry Road; thence left 92 deg. 26' a distance of 353.04 feet along said right-of-way to the point of beginning. Situated in Shelby County, Alabama.

According to survey of Evander E. Peavey, Reg. No. 6169, dated February 18, 1976, and updated August 6, 1983.

Subject to taxes for 1983 and subsequent years.

Subject to easements, rights of way, roadways, and restrictions 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, we have hereunto set our hand(s) and seal(s), this 1st

day of September, 19 83.

WITNESS:

STATE OF ALA SHELBY CO.
 I CERTIFY THIS
 DEED WAS FILED

James R. Wallace (Seal)
 James R. Wallace

Helen G. Wallace (Seal)
 Helen G. Wallace

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James R. Wallace and wife, Helen G. Wallace 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 1st day of September, A.D., 19 83.

Mike T. Atchison
 Notary Public.

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