

SEND TAX NOTICE TO:

(Name) FRANZ J. WENZEL
LOLLY S. WENZEL
(Address) ROUTE 2 BOX 226
COLUMBIANA AL 35051

This instrument was prepared by

(Name) Lee B. Lloyd
2121 Highland Avenue
(Address) Birmingham, Alabama 35205

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,

Handwritten notes:
28 80
9-21-83

That in consideration of Fifty-six Thousand and no/100 DOLLARS

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

ARTHUR H. JACOBS and wife, PATRICIA A. JACOBS

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

FRANZ J. WENZEL and wife, LOLLY S. WENZEL

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

Shelby County, Alabama to-wit:

See Attachment

BOOK 352 PAGE 110

\$ 53,200.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith.

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 16th day of September 19 83

WITNESS:

(Seal) _____ (Seal) ARTHUR H. JACOBS
(Seal) _____ (Seal) PATRICIA A. JACOBS
(Seal) _____ (Seal) _____

STATE OF ALABAMA }
Lincoln COUNTY }

I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby certify that ARTHUR H. JACOBS and wife, PATRICIA A. JACOBS whose name 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 16th day of September 19 83

Handwritten signatures: _____
Notary Public for Lincoln

BOOK 352 PAGE 111

Parcel I:

From the Northwest corner of the NE 1/4 of NW 1/4 of Section 32, Township 21 South, Range 1 West, the point of beginning of the herein described tract: run east along the north line of said quarter-quarter 120.77 feet to an iron on the west right of way of railroad, thence southwesterly along said right of way deflecting 130°30'26" right, 195.13 feet to a point; thence northerly along west line of said quarter quarter deflecting 141°46'12" right 148.37 feet to a 2 1/2" Cap Pipe, the point of beginning.

Parcel II:

From the Northwest corner of the NE 1/4 of NW 1/4 of Section 32, Township 21 South, Range 1 West, run easterly along the north line of said quarter-quarter 282.0 feet to an iron the point of beginning of herein described tract, thence continuing easterly along the north line of said quarter-quarter 1046.38 feet to a 2" Cap Pipe, the Northeast corner of said quarter-quarter. Thence continuing easterly along said line 408.88 feet to a 2 1/2" Cap Pipe, thence Southwesterly deflecting 107°41'42" right 391.95 to a 5/8" iron, thence southwesterly deflecting 60°20'36" right 299.27, to a 5/8" iron, thence southerly deflecting 76°20'32" left 30.75 to a 1/2" iron, thence westerly deflecting 83°09'14" right 916.92 to a 1/2" iron; thence southerly deflecting 80°00'00" left 210.0 feet to a 1/2" iron, thence westerly deflecting 80°00'00" right 405.13 to a 1/2" iron on the east right of way of County Road 97, thence northerly along said right of way deflecting 96°44'49" right 230.33 to a point, the point of curve, thence northerly along said right of way along the arc of a curve to the right having a central angle of 38°43'47" a radius of 648.63 feet for a curve distance of 438.01 feet thence continuing northerly along said right of way along the arc of a curve to the right having a central angle of 5°35'42" a radius of 2227.48 for a curve distance of 217.50 feet to a 1/2" iron, the point of beginning.

Subject to easements and restrictions of record; also subject to current state, county and city taxes.

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED
REAL 2391 PAGE 417
SEP 21 10 21 AM '83
RECEIVED TAX
C. J. GREEN
PD. IN THIS INSTRUMENT.

1983 DEC 21 AM 11:33
TAX
Jeff. Co.

[Handwritten Signature]
Attachment

Recd 3.00
Tud 1.00
4.00