



This instrument was prepared by
Harrison, Conwill, Harrison & Justice

(Name) Attorney at Law

P.O. Box 557

(Address) Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Two Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Donald E. Wyatt and wife, Gina J. Wyatt; Ronald D. Wyatt and wife, Cynthia R. Wyatt;

Richard T. Wyatt and wife, Karen B. Wyatt and Gloria B. Wyatt, a widow

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

Lee C. Dimon and Mildred D. Dimon

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

A parcel of land situated in Section 28, Township 19 South, Range 2 East, described as follows: Commence at the Southeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 28, Township 19 South, Range 2 East, thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1933.00 feet; thence turn an angle of 90 degrees 43 minutes 37 seconds to the right and run a distance of 1164.41 feet to the South right-of-way of Old U.S. Highway No. 280; thence turn an angle of 104 degrees 31 minutes 36 seconds to the right and run along said Highway right-of-way a distance of 355.80 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 80.84 feet to the South right-of-way of Project F-214-(29), and the point of beginning; thence continue in the same direction a distance of 129.16 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 175.40 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 125.81 feet to the South right-of-way of Project F-214-(29); thence turn an angle of 88 degrees 57 minutes 02 seconds to the right to the Tangent of a right-of-way curve, and run along said right-of-way curve (whose Delta Angle is 00 degrees 02 minutes 44 seconds to the left, Radius is 34,487.47 feet; Tangent is 13.75 feet, Length of Curve is 27.50 feet) to the P.T. Sta. 1094+71.12; thence continue along said Highway right-of-way a distance of 147.90 feet to the point of beginning. Situated in the S $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.

The grantors herein constitute the remaining heirs at law and next of kin of Kathleen E. Wyatt, deceased.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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.

\$18,000.00 of the purchase price recited above was paid from a mortgage loan simultaneously

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th day of December, 1983 herewith.

day of December, 1983

NOTARIES

Donald E. Wyatt (Seal)
Gina J. Wyatt (Seal)
Ronald D. Wyatt (Seal)

Gloria B. Wyatt (Seal)
Cynthia R. Wyatt (Seal)
Richard T. Wyatt (Seal)
Karen B. Wyatt (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald E. Wyatt and wife, Gina J. Wyatt whose name s 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 30th day of December, A.D. 1983

Form 31-A

First So. Fed
P.O. Box 975
Columbiana, 35051

Notary Public.

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronald D. Wyatt and wife, Cynthia R. Wyatt

whose name(s) 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 28th day of December, 19 83.

Rita W. Akers
Notary Public

My Commission Expires: 5-23-87

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard T. Wyatt and wife, Karen B. Wyatt

whose name(s) 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 28th day of December, 19 83.

Rita W. Akers
Notary Public

My Commission expires: 5-23-87

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gloria B. Wyatt, a widow

whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of December, 19 83.

Dorothy Jackson
Notary Public

My Commission expires: 10-10-26-85

BOOK 352 PAGE 409

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
See pgs 441-571
1984 JAN -4 AM 11:35
Theresa A. Lammiman, Jr.
NOTARY PUBLIC

Deed Tax 4.50
Rec. 300
Ind. 100
850