

SEND TAX NOTICE TO:

1049

(Name) William P. Wyatt

(Address) P.O. Box 7, Montevallo, Al

This instrument was prepared by

(Name) James O. Standridge

(Address) P.O. Box 562, Montevallo, Al 35115

\$8000.00 Prs

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 Ten DOLLARS

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

THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF MONTEVALLO, ALABAMA

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

WILLIAM P. WYATT and wife, BETTY S. WYATT

(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 containing 0.72 acres, more or less, located in the N 1/2 of the NW 1/4 of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows:

Commence at the NW corner of said Section 2; thence run E along the N line of said Section a distance of 985.58 feet; thence turn right 136 deg. 02 min. 41 sec. a distance of 307.01 feet to the point of beginning; thence turn left 16 deg. 45 min. 33 sec. a distance of 160.51 feet; thence turn left 91 deg. 38 min. 13 sec. a distance of 213.77 feet to the Westerly ROW of Industrial Park Road, said point being on a curve to the right having a central angle of 18 deg. 21 min. 01 sec. and a radius of 507.93 feet; thence turn left 97 deg. 53 min. 50 sec. to the chord of said curve; thence run along the arc of said curve along said ROW a distance of 162.68 feet; thence turn left from said chord 82 deg. 06 min. 10 sec. a distance of 186.93 feet to the point of beginning.

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 24th

day of February, 1984

WITNESS:

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

1984 FEB 24 PM 2:28

James A. Standridge (Seal)
NOTARY PUBLIC

STATE OF ALABAMA

SHELBY

COUNTY

Victor Scott (Seal)
Victor Scott, Chairman

James A. Kelly (Seal)
James A. Kelly, Treasurer

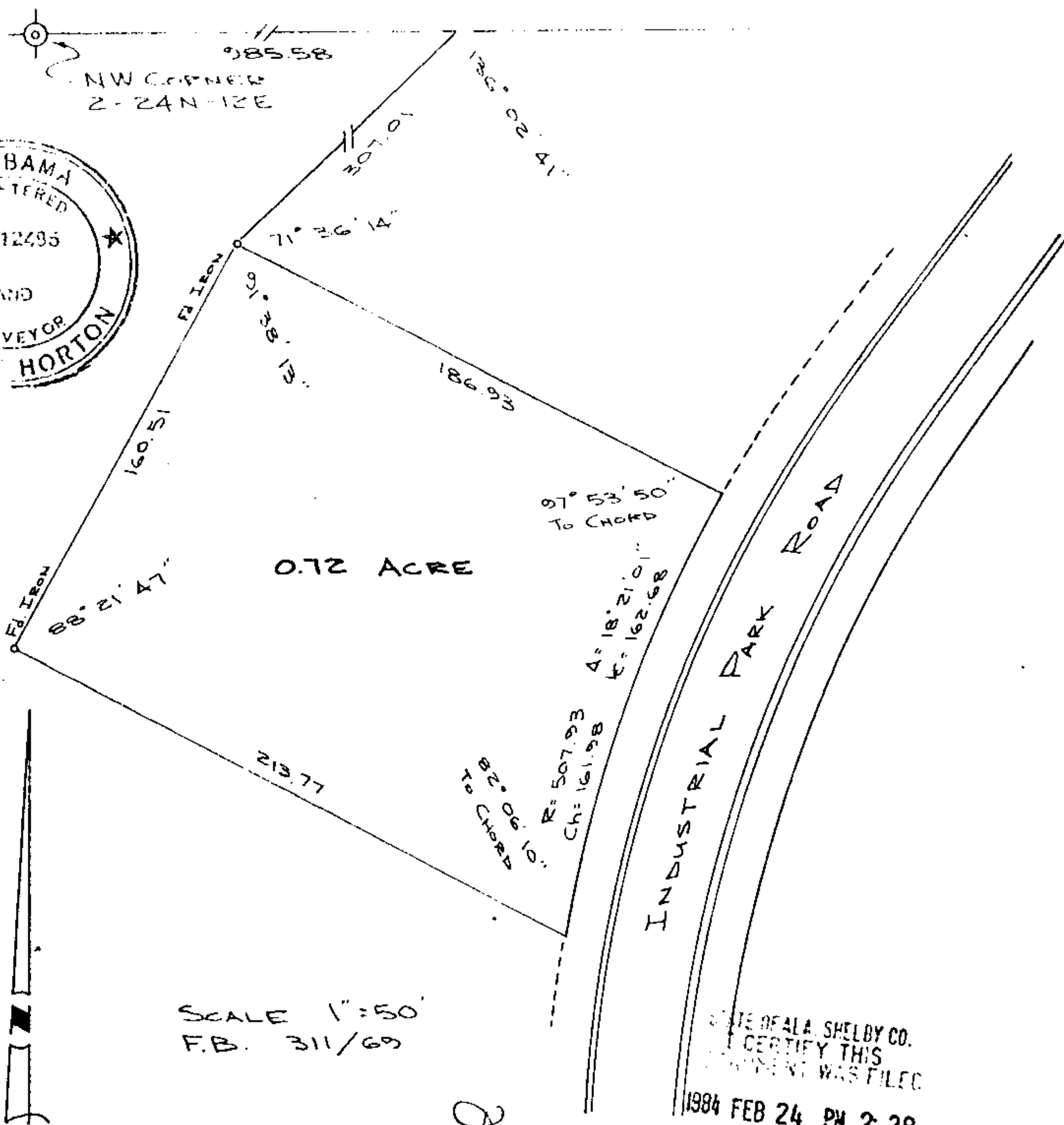
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Scott, as Chairman and James A. Kelly as Treasurer whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February, A.D. 19 84

Notary Public.



BOOK 353 PAGE 516



SCALE 1"=50'
F.B. 311/69

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1984 FEB 24 PM 2:28

Deed TAX 8.00
Fee 3.00
Jud 1.00
12.00

Johnnie Horton
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

I, Johnnie Horton, a Registered Land Surveyor, do hereby certify that this is a true and correct map or plat of the following described property:

A parcel of land containing 0.72 acre, more or less, located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows:
Commence at the NW corner of said Section 2;
Thence run East along the North line of said Section a distance of 985.58 feet;
Thence turn right 136° 02' 41" a distance of 307.01 feet to the point of beginning;
Thence turn left 16° 45' 33" a distance of 160.51 feet;
Thence turn left 91° 38' 13" a distance of 213.77 feet to the Westerly right-of-way of Industrial Park Road; said point being on a curve to the right having a central angle of 18° 21' 01" and a radius of 507.93 feet;
Thence turn left 97° 53' 50" to the chord of said curve;
Thence run along the arc of said curve along said right-of-way a distance of 162.68 feet;
Thence turn left from said chord 82° 06' 10" a distance of 186.93 feet to the point of beginning.

According to my survey this 20th day of February, 1984.

Johnnie Horton
JOHNNIE MORTON RLS #12496

NOTE: SURVEY BASED ON A SURVEY DONE BY ARTIS COGGINS
DATED OCTOBER 20, 1980.

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that the above described property is not located in a Flood Prone Area.