

SEND TAX NOTICE TO:

(Name) George D. Yawn

(Address) P.O. Box 267, Helena, Ala. 35080

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 1982

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 FIFTY-FIVE THOUSAND AND NO/100 (\$55,000.00) ----- DOLLARS

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

Edna Fulgham, widow of Dewey A. Fulgham

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

George D. Yawn and wife, Martha M. Yawn

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

Shelby

County, Alabama to-wit:

The part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, Township 20, Range 3 West, of the Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as beginning at the SW corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 22; thence East along South boundary of said Section 22, 678.42 feet, said point being in an old lane; thence turn an angle of 91 degrees and 31 minutes to the left 1967.71 feet to the point of beginning of the tract of land herein described; thence continue in a straight line a Northerly direction 48.35 feet, thence turning an angle of 58 degrees 09 minutes to the left 93.47 feet; thence turning an angle of 39 degrees 29 minutes to the left 390.94 feet; thence turning an angle of 82 degrees 19 minutes to the left 105.28 feet; thence turning an angle of 97 degrees 19 minutes, 30 seconds to the left 470.65 feet to the point of beginning; containing 1.09 acres more or less.

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 2nd

day of April, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

Edna H. Fulgham (Seal)
Edna Fulgham

(Seal)

52,501.84 APR 2 AM 11:34 (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

COUNTY

I, the undersigned authority

hereby certify that Edna Fulgham, widow of Dewey A. Fulgham

whose name is signed to the foregoing conveyance, and who

on this day, that, being informed of the contents of the conveyance

on the day the same bears date.

Given under my hand and official seal this 2nd day of April, A. D., 19 84

Return to: Mr. George D. Yawn
P.O. Box 267

Conrad H. J. J.

Notary Public