

TITLE NOT EXAMINED

This instrument was prepared by

(Name) J. Michael Joiner

(Address) P.O. Box 1012, Alabaster AL 35007

Send Tax Notice To: E.C. Wooten

name

Rt. 4 Box 1022, Alabaster, AL

address

35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and no/100 and other good and valuable consideration DOLLARS

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

E.C. Wooten, an unmarried man

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

E.C. Wooten, an unmarried man and Marie W. Wright, an unmarried woman

(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 Eastern 1/2 of the SW 1/4 of NE 1/4, Section 23, Township 21, Range 3 West, less and except a parcel containing approximately one acre transferred to Thomas E. Vernon and wife Elsie Lee Vernon by deeds recorded at Book 210, page 670, and at Book 279, page 764, and at Book 283, page 35, in the office of Judge of Probate of Shelby County, Alabama, the subject property containing 19 acres, more or less.

Subject to taxes easements and restrictions of record.

E.C. Wooten is the surviving grantee of that certain Deed, recorded in Book 200, Page 142, in the office of the Judge of Probate of Shelby County, the other grantee, Lucy E. Wooten, having died on or about February 10, 1960.

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 4th

day of February, 1987

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

(Seal)

1987 FEB 10 PM 12:50

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned

, a Notary Public in and for said County, in said State,

hereby certify that E.C. Wooten

whose name 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 has executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 4th day of February A. D., 1987