

This instrument was prepared by

(Name) Robert O. Driggers

(Address) 1736 Oxmoor Rd., Homewood, AL

Send Tax Notice To: Jack S. Hearn

name	
Rt. 1, Box 697, Maylene, AL	
address	35114

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

STATE OF ALABAMA
JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY
That in consideration of EIGHTY THOUSAND (\$80,000.00)----- DOLLARS

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

W. REILLY WALLACE, unmarried; and, JUDY S. WALLACE HICKMAN, married
(herein referred to as grantors) do grant, bargain, sell and convey unto

JACK S. HEARN and CINDY C. HEARN
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby _____ County, Alabama to-wit:

ALL THAT PARCEL OF PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED
HERETO AND BY REFERENCE INCORPORATED HEREIN AS AN INTEGRAL
PART HEREOF.

This conveyance is subject to:

\$79,407.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

Judy S. Wallace Hickman, one of the Grantors, was formerly known as Judy S. Wallace.

The subject property is not the homestead of Judy S. Wallace Hickman, one of the Grantors, or of her spouse.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 1st day of September, 1987.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

W. REILLY WALLACE (Seal)
W. REILLY WALLACE (Seal)
JUDY S. WALLACE HICKMAN (Seal)
JUDY S. WALLACE HICKMAN

STATE OF ALABAMA

JEFFERSON__COUNTY

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that W. Reilly Wallace, unmarried; and Judy S. Wallace Hickman, married
whose names 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.

A. D., 1987

Given under my hand and official seal this 1st day of September A. D., 1987

Notary Public.

Form 31-A

My Commission Expires November 28, 1988

EXHIBIT "A" ATTACHED TO WARRANTY DEED FROM W. REILLY WALLACE, UNMARRIED; AND JUDY S. WALLACE HICKMAN, MARRIED, TO JACK S. HEARN AND CINDY C. HEARN, DATED SEPTEMBER 1, 1987.

Begin at the southeast corner of the southwest one-quarter of the southwest one-quarter of Section 26, Township 20 South, Range 4 West, thence in a northerly direction along the east line of said quarter-quarter section 607.1 feet more or less (607.29 feet meas.) to the intersection with the southeast right-of-way boundary line of the Turner Road as now constructed; thence turning an angle of 135 degrees 21 minutes (135 degrees 22 minutes 44 seconds meas.) to the left in a southwesterly direction along the said right-of-way line 9.0 feet (9.22 feet meas.) to the P.C. of a curve to the right having a radius of 2829.75 feet a central angle of 20 degrees 12 minutes (20 degrees 12 minutes 08 seconds meas.) a chord of 992.51 feet, (992.60 feet meas.) said chord forming an angle of 10 degrees 06 minutes (10 degrees 06 minutes 04 seconds meas.) to the right from last mentioned course; thence in a southwesterly direction along the arc of said curve and said right-of-way line 997.65 feet (997.76 feet meas.) to the end of curve; thence turning an angle of 10 degrees 06 minutes (10 degrees 06 minutes 04 seconds meas.) to the right in a southwesterly direction along said right-of-way 74.35 feet more or less (73.44 feet meas.) to the intersection with the south line of said quarter-quarter section; thence turning an angle of 155 degrees 07 minutes (155 degrees 04 minutes 08 seconds meas.) to the left from last mentioned course in an easterly direction along the south line of said quarter-quarter section 884.80 feet more or less (883.28 feet meas.) to the point of beginning.

Less and Except the following:

Part of the southwest one-quarter of the southwest one-quarter of Section 26, Township 20 South, Range 4 West Shelby County, Alabama, and being more particularly described as follows:

From the southeast corner of the southwest one-quarter of the southwest one-quarter run therein a westerly direction along the south line of said quarter-quarter section for a distance of 847.45 feet to the point of beginning of the parcel herein described thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a northerly direction for a distance of 26.17 (16.65 meas.) feet to the southerly right-of-way line of Shelby County Highway #13; thence turn an angle to the left of 118 degrees 22 minutes 44 seconds (61 degrees 37 minutes 16 seconds meas.) and run in a southwesterly direction along said southerly right-of-way line for a distance of 55.06 feet (39.51 feet meas.) to the south line of said quarter-quarter section; thence turn an angle to the left 151 degrees 37 minutes and 1 seconds (155 degrees 04 minutes 28 seconds meas.) and run in an easterly direction along said south line for a distance of 48.44 (35.83 feet meas.) feet to the point of beginning.

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

1987 SEP -8 PM 1:08

Thomas A. Anderson, Jr.
JUDGE OF PROBATE

1. Dead Tax	<u>1.00</u>
2. Mfg. Tax	_____
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>7.00</u>