

This instrument was prepared by

1233
Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

\$6000.00

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS

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

T.J. Wakefield, a married man

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

✓ Curtis M. Wakefield and Anne C. Wakefield

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

Shelby

County, Alabama to-wit:

Commence at the SW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 12, Township 22S., Range 2W.; thence northerly along west line of said $\frac{1}{4}$ section 467.92'; thence right 119° 31' 33" and run 34.48' to the Point of Beginning; thence continue along last described course 348.96' to the NW ROW of a County Road; thence left 73° 24' 40" and run along the chord of a curve to the right 221.82' (said curve having a central angle of 5° 49' 34" and a radius of 2182.39"); thence continue along said ROW 78.47'; thence left 109° 26' 16" and run 601.11'; thence left 119° 34' 54" and run 330.0' to the POB; Containing 3.1 acres.

ALSO, a 30-foot wide strip of land lying along the Southwesterly and Westerly lines of the above-described parcel of land, terminating at one end on Alabama State Highway No. 25, and whose other end line is the extension of the Northeasterly line of the above-described parcel of land from the Northwest corner of said parcel to the West line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, of Section 12, Township 22 South, Range 2 West, said strip being subject to a 30' easement.

CONTINUED ON REVERSE SIDE

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

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BOOK
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 hands(s) and seal(s), this _____ day of _____, 19 88.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

T. J. Wakefield (Seal)
T. J. Wakefield

_____(Seal)

_____(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 T. J. Wakefield, a married man

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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of January A. D., 19 88.

Form 31-A

John L. Crawford Notary Public.
my commission expires August 28, 1988

Rt 2 Box 26
Calera, AL 35040

Said real property is shown on the map attached hereto as Exhibit A.

The above-described land is not the homestead of the Grantor or his spouse.

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95 JAN 20 1968
Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

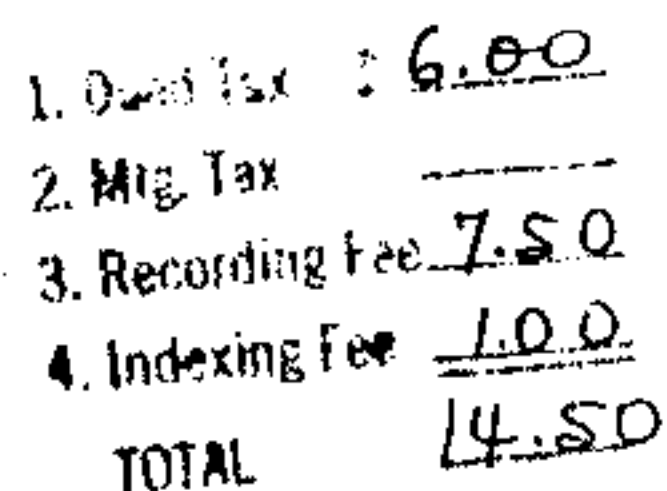
This form furnished by

HARRISON, CONWILL, HARRISON

& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051



JANUARY 12, 1988

Commence at the SW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 12, Township 22S., Range 2W.; thence northerly along west line of said $\frac{1}{4}$ section 467.92'; thence right 119°31'33" and run 34.48' to the Point of Beginning; thence continue along last described course 348.96' to the NW ROW of a county road: thence left 73°24'40" and run along the chord of a curve to the right 221.82' (said curve having a central angle of 5°49'34" and a radius of 2182.39'); thence continue along said ROW 78.47'; thence left 109°26'16" and run 601.11'; thence left 119°34'54" and run 330.0' to the POB. Containing 3.1 acres.

Robert C. Farmer
Alabama Reg. Number 14720