

This instrument was prepared by

Send Tax Notice To: Jerry W. Jackson
name

(Name) William H. Halbrooks

3538 Mill Springs Road
address Birmingham, AL 35223

(Address) 704 Independence Plaza

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred Fifty Thousand and no/100 DOLLARS

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

Gerald J. Terrill and wife, Margie Terrill

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

Jerry W. Jackson and Carolyn Clarke Jackson

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

Shelby County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

\$332,000.00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.

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 K(we) do for ~~MYSELF~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~K(we)~~ (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 K(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 31st
day of January, 1990

WITNESS:

(Seal)

(Seal)

(Seal)

Gerald J. Terrill (Seal)
Gerald J. Terrill
Margie Terrill (Seal)
Margie Terrill

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerald J. Terrill and wife, Margie Terrill whose name s are 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.

Given under my hand and official seal this 31st day of January, A. D., 1990

Wm H Halbrooks
Notary Public

EXHIBIT "A"

Part of Lot 1, according to the map and survey of Lake Wehapa as recorded in Map Book 4, Page 61, in the Probate Office of Shelby County, Alabama, and part of the NW 1/4 of the NW 1/4 of Section 17, Township 18 South, Range 1 East of the Huntsville Principal Meridian, situated in Shelby County, Alabama, and being more particularly described as follows: Commence at the Northwest corner of Lot 1 according to the map and survey of Lake Wehapa as recorded in Map Book 4, Page 61, in the Probate Office of Shelby County, Alabama; thence run Southwesterly along the Northwesterly line of said Lot 1 for 168.52 feet; thence 66 degrees 19 minutes 30 seconds left and run Southeasterly for 177.12 feet to a point on the Northerly edge of lake Wehapa, said point being the point of beginning of the tract herein described; thence reverse the last stated course and run Northwesterly for 177.12 feet to a point on the Northwesterly line of said Lot 1; thence 66 degrees 19 minutes 30 seconds right and run Northeasterly, running along the Northwesterly line of said Lot 1 for 168.52 feet; thence 13 degrees 03 minutes right and run Northeasterly for 114.15 feet; thence 40 degrees 24 minutes left and run Northeasterly for 100.0 feet; thence 80 degrees 11 minutes right and run Easterly for 84.87 feet to a point on the Northerly edge of Lake Wehapa; thence run in a Southerly direction, running along the meandering line of the shore line of said Lake Wehapa to the point of beginning. ALSO the following described tract of land, lying North of and adjacent to the above described parcel: Commence at the Northwest corner of Section 17, Township 18 South, Range 1 East; thence run South along the West line of said Section for 239 feet, more or less to a point on the Northwesterly line of Lot 1 of Lake Wehapa; thence run Northeasterly along the Northwesterly line of said Lot 1 for 16.0 feet, more or less to the Northwest corner of said Lot 1; thence 13 degrees 03 minutes right and run Northeasterly for 19.0 feet, more or less, to a point on the Northwesterly line of the above described parcel, said point being the point of beginning of the parcel herein described; thence 61 degrees 00 minutes left and run Northerly for 17.0 feet to the beginning of a curve to the right, said curve having a radius of 421.0 feet and a central angle of 13 degrees 30 minutes; thence run Northerly along the arc of said curve for 99.19 feet to the end of said curve, said point being the point of beginning of another curve to the right, said curve having a radius of 51.0 feet and a central angle of 53 degrees 36 minutes; thence run Northeasterly along the arc of said curve for 47.71 feet to the end of said curve, said point being the point of beginning of another curve to the right, said curve having a radius of 78.0 feet and a central angle of 60 degrees 00 minutes; thence run Easterly along the arc of said curve for 81.68 feet to a point on the Westerly line of the first described parcel; thence run Southwesterly along the Westerly line of first described parcel for 100.0 feet; thence 40 degrees 24 minutes right and run Southwesterly along the Westerly line of the first described parcel for 95.15 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

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STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT WAS FILED

90 FEB -5 AM 9:57

JUDGE OF PROBATE

1. Deed Tax	-----	\$ 118.00
2. Mtg. Tax	-----	\$
3. Recording Fee	-----	\$ 5.00
4. Indexing Fee	-----	\$ 3.00
5. No Tax Fee	-----	\$
6. Certified Fee	-----	\$ 1.00
Total	-----	\$ 127.00