

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of One hundred and no/100
and other good and valuable consideration
to the undersigned/grantor Evelyn H. Walker
in hand paid by Johnny L. Wills and Teresa W. Wills

DOLLARS

the receipt whereof is acknowledged I the said

do grant, bargain, sell and convey unto the said Johnny L. Wills and Teresa W. Wills

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the S.W.¼ of the S.E.¼ of Section 23, Township 18 South, Range 2 East., for a point of beginning., Thence run N 1°29'02"E and along the west line for 1366.61' feet to the Northwest corner of said S.W.¼ of the S.E.¼ of Section 23., thence turn 89°36'12" to the right and run S 88°54'46"E and along the north line and along an old fence for 537.0' feet., thence turn 66°00' to the right and run S 22°54'46"E for 210.0' feet., thence turn 66°00' to the left and run S 88°54'46"E for 210.0' feet., thence turn 114°00' to the left and run N 22°54'46"W for 210.0' feet to a point on the north line of said S.W.¼ of the S.E.¼., thence turn 114°00' to the right and run S 88°54'46"E for 176.72' feet to a point on the westerly right of way of Shelby County Highway No. 59., said point being on a curve to the right and having an Intersecting Angle of 11°45'04", a Radius at its right of way of 486.04' feet., thence turn 93°00'40" to the right and to the chord and run along the arc. for 99.68' feet to its point of tangency., thence turn from the chord 5°52'32" to the right and run S 9°58'26"W and along the Tangent for 983.03' feet to the point of beginning of a curve to the left., said curve having an Intersecting Angle of 12°20'14", a Radius at its right of way of 1314.51' feet., thence turn from the tangent and to the chord 6°10'07" to the left and run along the arc. for 283.05' feet to a point on the south line of said S.W.¼ of the S.E.¼ of Section 23., thence turn from the chord 86°14'44" and to the right and run N 89°56'57"W along the southline for 762.82' feet to the point of beginning., and containing 25.152 Acres, more or less.

TO HAVE AND TO HOLD Unto the said Johnny L. Wills and Teresa W. Wills

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for me and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 and seal,

this day of

WITNESSES:

Evelyn H. Walker

Evelyn H. Walker (Seal.)

(Seal.)

(Seal.)

(Seal.)

Rt. 1 Box 147
X. D. ...

BOOK 295 PAGE 264

Evelyn H. Walker

TO

Johnny L. Wills and

Teresa W. Wills

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

State of ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Evelyn H. Walker 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December 1988

Evelyn H. Walker As Notary Public

State of

COUNTY

I, a Notary Public in and for said County, in said State, do hereby certify that on the day of 19, came before me the within named known to me to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of 19

As Notary Public

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

90 JUN 11 AM 10:00

James H. Johnson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 12.00
2. Mfg. Tax	\$ 5.00
3. Recording Fee	\$ 2.00
4. Indexing Fee	\$ 1.00
5. Notary Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 21.00