

This deed prepared without benefit of title evidence. Description provided by grantors.

938

SEND TAX NOTICE TO:

(Name) Charlie Gerald
2884 Highway 51
Wilsonville, AL 35186
(Address)

This instrument was prepared by

(Name) Michael T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of \$500.00 and other valuable consideration DOLLARS

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

Flynn Gerald and wife, Jeanette Gerald

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

Charlie Gerald and wife, Pamela H. Gerald

(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 Northeast Corner of the Northwest quarter of Section 5, Township 20 South Range 1 East thence run South along the East boundary line of said quarter-quarter section for 862.71 feet, thence turn an angle of 88 degrees 50 minutes 54 seconds right and run 589.17 feet to the point of beginning, thence continue along last said course for 407.21 feet, thence turn an angle of 89 degrees 45 minutes left and run 417.89 feet, thence turn an angle of 135 degrees 51 minutes left and run 584.74 feet to the point of beginning. Containing 1.95 acres.

DESCRIPTION OF EASEMENT

Commence at the Northeast Corner of the Northwest quarter of Section 5 Township 20 South Range 1 East thence run South along the East boundary line of said quarter-quarter section for 862.71 feet, thence turn an angle of 88 degrees 50 minutes 54 seconds left and run 589.17 feet thence turn an angle of 45 degrees 36 minutes left and run 67.76 feet to the point of beginning of the centerline of a 30 foot wide easement thence turn an angle of 154 degrees 49 minutes 16 seconds left and run 27.38 feet, thence turn an angle of 19 degrees 18 minutes right and run 89.89 feet, thence turn an angle of 22 degrees 37 minutes right and run 537.27 feet to the point of ending.

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 31st

day of December, 19 90

WITNESS:

1. Deed Pay 50.00
2. M. 2.20
3. 2.20
4. 2.20
5. 2.20
6. 2.20
Total 7.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
FEB 14 PM 12:16

STATE OF ALABAMA
Shelby

JUDGE OF PROBATE

Flynn Gerald (Seal)
Jeanette Gerald (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlie Gerald and wife, Pamela H. Gerald whose name 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 4th day of January, 1991

Mr. C. L. Wood