

STATE OF ALABAMA *

SHELBY COUNTY *

STATUTORY WARRANTY DEED,

JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 (\$10.00) Dollars to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, the FIRST BANK OF CHILDERSBURG, a banking corporation, (herein referred to as Grantor) does grant, bargain, sell and convey unto JAMES E. WYATT, SR. and BETTY S. WYATT, (herein referred to as Grantees), as joint tenants with right of survivorship, all right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SW 1/4 of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the said Section 11; thence run South along the West line of said Section a distance of 3108.67 feet; thence turn left 71 deg. 52 min. 51 sec. a distance of 1463.71 feet to the point of beginning; said point being on the Southerly side of Spring Creek; thence continue last course along said Creek a distance of 184.94 feet; thence turn right 92 deg. 15 min. 00 sec. a distance of 315.00 feet; thence turn right 87 deg. 45 min. 00 sec. a distance of 194.46 feet; thence turn right 93 deg. 58 min. 42 sec. a distance of 315.52 feet to the point of beginning.

ALSO an easement 20 feet wide for the purpose of ingress, egress and utilities between the above described property and Highway 231, 15 feet on each side of the following described centerline; Commence at the Southwest corner of the above described parcel; thence Northeasterly along the Westerly line of said parcel a distance of 29.24 feet to the point of beginning of said centerline; thence turn left 91 deg. 03 min. 35 sec. a distance of 90.13 feet; thence turn left 11 deg. 18 min. 06 sec. a distance of 31.75 feet to the Easterly right of way of Highway 231; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, unto 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

BOOK 373 PAGE 701

Conrad, J. & J. & J.

1074

\$ 10,000.00

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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24th day of October, 1991.

Robert M. Cleckler, Jr.
Robert M. Cleckler, Jr.
Its President

ATTEST:

R. E. Webster
Secretary

STATE OF ALABAMA *

TALLADEGA COUNTY *

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ROBERT M. CLECKLER, JR., whose name as President of First Bank of Childersburg, a banking corporation, 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October, 1991.

Jackie M. Hillery
Notary Public

This instrument prepared by:
Jeffrey A. Willis
WOOD, HOLLINGSWORTH & WILLIS
123 Sixth Avenue, SW
Childersburg, AL 35044
(205)378-5553

Grantee's Address:
James E. Wyatt & Betty S. Wyatt
RT 1, BOX 382
VINCENT, AL 35178

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

91 NOV 19 AM 10:24

JUDGE OF PROBATE

1. Deed Tax	\$ 10.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 19.00