

SEND TAX NOTICE TO:

(Name) Wanda Gay Shaw Layton
James Dale Layton
(Address) 731 County Road 438
Wilsonville, Alabama 35186

95,000.00

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 35051

Form 1-15 Rev. 5/82

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS & other good and valuable consideration DOLLARS

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

Billy J. Shaw and wife, Mary N. Shaw

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

Wanda Gay Shaw Layton and husband, James Dale Layton

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

Shelby

County, Alabama to-wit:

From the Northeast corner of Section 6, Township 19 South, Range 1 East, run West along the North line of said Section a distance of 309.08 feet to the point of beginning; thence right 22 deg. 04'14" a distance of 215.34 feet; thence left 77 deg. 57' 28" a distance of 306.75 feet; thence left 102 deg. 02' 32" a distance of 290.40 feet; thence left 77 deg. 57' 28" a distance of 306.75 feet; thence left 102 deg. 02'32" a distance of 75.06 feet to the point of beginning. Said parcel contains 2 acres, more or less.

Also an easement for ingress and egress 5 feet wide of each side of a centerline more particularly described as follows: From the Northeast corner of Section 6, Township 19 South, Range 1 East, run West along the North line of said Section a distance of 309.08 feet; thence left 157 deg. 55' 46" a distance of 75.06 feet to the point of beginning; thence continue in a straight line a distance of 589.66 feet to the West right of way line of County Road 438.

According to survey of Van Peavy, Registered Land Surveyor, dated February 26, 1991.

Purchase money mortgage in amount of \$95,000 executed 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 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, we have hereunto set our hand(s) and seal(s), this 1st

day of March, 19 91

WITNESS: No Tax
1. Deed Tax \$0.00
2. Mtg. Tax \$0.00
3. Recording Fee \$2.50
4. Indexing Fee \$0.00
5. No Tax Fee \$1.00
6. Certified Fee \$1.00
Total \$7.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 NOV 20 PM 12:39
(Seal)

Billy J. Shaw (Seal)
(Billy J. Shaw)
Mary N. Shaw (Seal)
(Mary N. Shaw)

STATE OF ALABAMA

SHELBY

COUNTY

JUDGE OF PROBATE

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Billy J. Shaw and Mary N. Shaw

whose name s 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

19th

day of

November

A.D., 19 91