

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

SEND TAX NOTICE TO:

(Name) Ernest Reynolds and Evelyn V. Reynolds
(Address) 120 McClinton Drive, #500
Vincent, Alabama 35178

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE AND AFFECTION, ONE & NO/100 (\$1.00) and other DOLLARS
good and valuable consideration

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

Jessie McClinton, a widow

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

Ernest Reynolds and wife, Evelyn V. Reynolds

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

Shelby

County, Alabama to-wit:

The West half of Northeast Quarter of the Northwest Quarter, and the Southeast Quarter of the Northwest Quarter, and Northeast Quarter of the Southwest Quarter; all in Section Seventeen (17), Township Nineteen (19), Range Two (2) East, Situated in Shelby County, Alabama.

LESS AND EXCEPT approximately 53 $\frac{1}{2}$ acres previously conveyed to Jack Blankenship;

LESS AND EXCEPT approximately 20 acres previously conveyed to Robert Howard;

LESS AND EXCEPT approximately one acre previously conveyed to grantees;

SUBJECT TO life interest and estate reserved by grantor in and to the above described property.

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Hugh McClinton, husband of grantor, died November 15, 1991.

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. Subject to life estate reserved by grantor herein.

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 2nd

day of December, 19 91.

STATE OF ALA. SHELBY
WITNESS CERTIFY THIS
INSTRUMENT WAS FILED

91 DEC-2 AM 10:52

(Seal)

Jessie McClinton
(Jessie McClinton)

(Seal)

(Seal)

JUDGE OF PROBATE
STATE OF ALABAMA }
SHELBY COUNTY }
Total \$ 7.00

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

Given under my hand and official seal this 2nd day of December A.D. 19 91.

Paula R. Thompson
Notary Public