

SEND TAX NOTICE TO:

(Name) Teresa Overton

(Address) 30 Bramblewood LN
Alabaster AL, 35009
(Description furnished by
Grantors-No Survey Examined
and No Title Examination made)

This instrument was prepared by

(Name) Elizabeth Roland Beaver

(Address) 5308 Oporto-Madrid Blvd., Birmingham, AL 35210

Form 1-1-5 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 and 00/100 DOLLARS
and other good and valuable consideration,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Hazel Duncan
Wallace and husband, Thomas W. Wallace,

(herein referred to as grantors) do grant, bargain, sell and convey unto ourselves, Hazel Duncan Wallace and husband,
Thomas W. Wallace, Teresa G. Overton, a married woman and Patricia J. Davis, an unmarried
woman,
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

A part of the NW 1/4 of NW 1/4 of Section 15, Township 21,
Range 3 West, and described as follows: Beginning at a point
660 feet East of the NW corner of said forty acres and run
East along the North line of said forty acres 400 feet;
thence South and parallel with West line of said forty acres
400 feet; thence West and parallel with the North line of
said forty, 400 feet; thence North and parallel with the West
line of said forty 400 feet to the point of beginning, and
containing 4 acres, more or less.

Except highway right of way.

Hazel Duncan Wallace is the sole survivor in that certain
deed to Anderson Duncan and wife, Hazel Duncan dated October
1, 1964, and recorded in Book 233, Page 59 of the Shelby
County, Alabama, Probate records.

1. Deed Tax	\$ 10.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 18.50

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 ~~my~~ (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 13th
day of January, 19 92.

WITNESS:

Gina Gargak
Vigil Shanes
Hebra Craig

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
92 JAN 13 AM 10:09
(Seal)

Hazel Duncan Wallace (Seal)
Thomas W. Wallace (Seal)
Thomas W. Wallace (Seal)

STATE OF ALABAMA

SHELBY COUNTY

JUDGE OF PROBATE

I, _____, a Notary Public in and for said County, in said State,
hereby certify that Hazel Duncan Wallace and husband, Thomas W. Wallace
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 13th day of January, A.D., 19 92

Notary Public, Alabama State at Large
Notary Public Expires March 21, 19 95

Marj A. Bell

Notary Public

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