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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) David L. Chanslor

(Address) 384 S Spring Valley Rd.  
Birmingham AL 35223

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 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

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 DOLLARS

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

W. Gordon Fluker, a married man

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

David L. Chanslor and wife, Margie M. Chanslor

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

Shelby

County, Alabama to-wit:

PARCEL II:

Commence at the NE corner of the S 1/2 of the NE 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 1 East; thence run South 88 degrees 33 minutes West for 49.98 feet; thence 67 degrees 45 minutes 50 seconds left run 728.65 feet to the 397 contour of Lay Lake and the point of beginning; thence 180 degrees 00 minutes left run Northeasterly for 317.03 feet; thence 67 degrees 45 minutes 53 seconds right run East for 410.46 feet; thence 95 degrees 15 minutes 28 seconds right run Southerly for 389.73 feet; thence 41 degrees 23 minutes 10 seconds right run Southwesterly for 386.18 feet to the 397 contour of Lay Lake; thence run Northwesterly along said contour for 1240 feet, more or less, to the point of beginning.

Together with the rights of ingress and egress to and from caption lands using the road described in Real REcord 196, Page 702; Real Record 215, Page 981; and in Real Record 215, Page 984, in Probate Office.

Also a 50-foot easement for ingress, egress, and utilities, the East line of said Easement is described as follows:

Commence at the NW corner of the S 1/2 of NW 1/4 of NW 1/4, Section 24, Township 21 South, Range 1 East; thence run North 88 degrees 33 minutes East for 290.02 feet; thence South 03 degrees 49 minutes West for 50.21 feet to the South line of an existing 50-foot easement and the point of beginning; thence continue last described course for 726.74 feet to the point of ending.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

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 28th

day of January, 1994.

WITNESS:

(Seal)

W. Gordon Fluker (Seal)  
W. Gordon Fluker

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

02/01/1994-03297  
08:23 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
9.00

I, the undersigned authority

hereby certify that W. Gordon Fluker

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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of January, A. D., 1994

Notary Public.