

This instrument was prepared by

Send Tax Notice To: Barry E. Vickery
name

(Name) Jones & Waldrop
1009 Montgomery Hwy.
(Address) Birmingham, AL 35216

address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and No/100 (\$10,000.00) DOLLARS

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

Ruby W. Myers, an unmarried woman

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

Barry Edward Vickery and wife, Donna D. Vickery

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

Shelby County, Alabama to-wit:

See attached Exhibit A for legal description of the property which is incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record, 1994 Taxes and all subsequent years.

Ruby W. Myers is the surviving grantee of that deed recorded in Deed Book 342, Page 455, Charles B. Myers having died on or about 7-3-82.

Inst # 1994-04652

02/10/1994-04652
03:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00

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 2nd day of February, 1994

WITNESS:

(Seal)

(Seal)

(Seal)

Ruby W. Myers (Seal)
Ruby W. Myers (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the Undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruby W. Myers, an unmarried woman is known to me, acknowledged before me whose name is signed to the foregoing conveyance, and who she has executed the same voluntarily on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 2nd day of February, A. D., 1994

Susan C. Burdette
Notary Public.

STEWART TITLE

Inst 1994-04652

CASE NO. 93120070

EXHIBIT A - LEGAL DESCRIPTION

Begin at the Northeast corner of the SE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama; thence run southerly along the East line of said 1/4-1/4 a distance of 460.0 feet to a point; thence 69 degrees 19 minutes right and run southwesterly a distance of 100.64 feet to a point in the centerline of a dirt road; thence 135 degrees 15 minutes right and run along the said centerline of said dirt road in a northerly direction 35.95 feet to a point; thence 28 degrees 30 minutes left and run 56.12 feet to a point; thence 21 degrees 33 minutes left and run 106.41 feet to a point; thence 8 degrees 40 minutes right and run 38.64 feet to a point; thence 18 degrees 17 minutes right and run 36.71 feet to a point; thence 14 degrees 04 minutes right and run 33.64 feet to a point; thence 10 degrees 07 minutes right and run 41.40 feet to a point; thence 10 degrees 31 minutes right and run 56.66 feet to a point; thence 3 degrees 33 minutes left and run 82.32 feet to a point; thence 7 degrees 36 minutes left and run 56.82 feet to the point of beginning in the centerline of said dirt road; being situated in Shelby County, Alabama.

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STEWART TITLE
GUARANTY COMPANY