

SEND TAX NOTICE TO:

(Name) James A. Reynolds, Mary Jo Reynolds and Benita Reynolds Walker
(Address) P. O. Box 119
Shelby, Alabama 35143

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head
(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 ONE DOLLAR & 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,

James A. Reynolds and wife, Mary Jo Reynolds

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

James A. Reynolds, Mary Jo Reynolds and Benita Reynolds Walker

(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 parcel of land containing 1.5 acres, more or less, located in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and run East with the South forty line 373 feet to a property line ditch; thence run North 21 deg. 30 min. East with said ditch 444 feet to the South boundary of County Road #71; thence run West with said road boundary 345 feet to the point of beginning of this description; thence continue with said road boundary North 84 deg. West 225 feet; thence run South 15 deg. 30 min. West 295 feet; thence run South 84 deg. East 225 feet; thence run North 15 deg. 30 min. East 295 feet to the point of beginning.

05/16/1994-15800
11:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 KJS 9.00

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, we have hereunto set our hand(s) and seal(s), this 16th

day of May, 19 94

WITNESS:

(Seal)

(Seal)

(Seal)

James A. Reynolds (Seal)
(James A. Reynolds)
Mary Jo Reynolds (Seal)
(Mary Jo Reynolds)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Reynolds and Mary Jo Reynolds 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 16th day of May, A.D., 19 94.

Lamie Prosser
Notary Public.

Inst # 1994-15800