

This instrument was prepared by
(Name) John L. Hartman, III
(Address) P. O. Box 846
Birmingham, AL 35201

Send Tax Notice To: Michael D. Young
name 1425 Timber CR
address Helena AL
35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighteen Thousand Three Hundred and no/100 (\$118,300.00 DOLLARS)

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

James Edward Wood, Jr., a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael D. Young and Marci D. Young
(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).

SUBJECT TO: (1) Current taxes; (2) Mineral and mining rights and rights incident thereto recorded in Real 233, page 446, in the Probate Office of Shelby County, Alabama; (3) Exception is made for a 30 foot wide access easement on North as shown by recorded Map; (4) Exception is made for any part of subject property lying within right of way of Shelby County Road.

The above described property does not constitute the homestead of the grantor herein.

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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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 10th
day of May, 1994

WITNESS:

(Seal)

(Seal)

(Seal)

James Edward Wood, Jr. (Seal)
James Edward Wood, Jr. (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 James Edward Wood, Jr.
whose name is 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 10th day of May A. D., 1994

John L. Hartman, III
Notary Public.

EXHIBIT "A"

A parcel of land in the South ½ of the SW¼ of Section 4, Township 22 South, Range 3 West, more particularly described as follows:

Commence at the Southwest corner of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama and run thence South 89°18'02" East along the South line of subject Section 4, a distance of 316.07 feet to a point; thence run North 0°41'58" East a distance of 654.96 feet to the point of beginning of the property, Parcel No. 1, being described; thence continue North 0°41'58" East along last described course a distance of 699.78 feet to a point set on an existing fence line; thence run North 89°38'44" East along said fence a distance of 44.08 feet to a point at an existing fence corner; thence run South 0°56'34" East along said fence a distance of 10.49 feet to a point set at an existing fence corner; thence run South 88°24'21" East along said fence a distance of 445.88 feet to a point; thence continue along said fence South 88°07'58" East a distance of 193.84 feet to a point; thence continue along said fence South 87°03'57" East a distance of 383.06 feet to a point; thence continue along said fence South 88°24'14" East a distance of 1,118.86 feet to a point on the West right of way line of Shelby County Road No. 15; thence run South 3°05'21" East along said right of way line a distance of 648.12 feet to a point; thence run North 89°18'05 West a distance of 2,228.31 feet to the point of beginning; being situated in Shelby County, Alabama.

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