

This Form Provided By
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) Alvin L. Wallace
11154 Highway 47
(Address) Shelby, Alabama 35143

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 Twenty-Nine Thousand and no/100-----18826 DOLLARS

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

Richard Wayne Matthews and wife, Alice B. Matthews

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

Alvin L. Wallace and Kathy P. Wallace

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

Shelby

County, Alabama to-wit:

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Westerly along South line of said 1/4-1/4 Section a distance of 133.84 feet; thence turn 90 degrees 00 minutes right and run Northerly 336.71 feet to the point of beginning of the tract of land herein described; thence continue along the last described course 233.85 feet; thence turn 90 degrees 30 minutes left and run Westerly 100.00 feet; thence turn 89 degrees 30 minutes left and run Southerly 276.23 feet to the 397 foot elevation contour line (U.S.G.S. Datum); thence turn 18 degrees 48 minutes 47 seconds left to the chord of an arc along said 397 foot contour line and along Lay Reservoir and run Southeasterly along said 397 foot contour line and along Lay Reservoir and run Southeasterly along said 397 foot contour line a chord distance of 217.07 feet; thence turn 161 degrees 11 minutes 13 seconds left from a projection of said chord and run Northerly 248.46 feet; thence turn 89 degrees 30 minutes right and run Easterly 30.00 feet to the point of beginning.

Also, a 15-foot easement for ingress and egress along an existing dirt road over and across a tract of land owned by J.E. O'Quinn and wife, Mary W. O'Quinn, the centerline of said easement and said road being described as follows: Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 34, Township 24 North, Range 15 East, and run Westerly along the South line of said 1/4-1/4 Section 117.00 feet; thence turn 90 degrees 00 minutes right and run Northerly 383.47 feet to the point of beginning of the easement centerline herein described; thence turn 14 degrees 59 minutes 47 seconds right and run 62.37 feet; thence turn 6 degrees 22 minutes 04 seconds right and run 92.95 feet to the end of the easement centerline herein described.

Subject to taxes for 1994 and subsequent years, easements, rights of way and permits of record.

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 10th

day of June, 19 94

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard Wayne Matthews and wife, Alice B. Matthews 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 10th day of June, A. D., 19 94

Notary Public

1994-18826