

This instrument was prepared by

Grantees' address:

537
477 Reynolds Road
Vincent, Alabama 35178

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

500.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100----- DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

David Ray Reynolds, an unmarried man
herein referred to as grantors) do grant, bargain, sell and convey unto
Koki D. Laddie and Keith Laddie

(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 tract of land located in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 17, Township 19 South, Range 2 East being more particularly described as follows: Commence at the NW corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 17; thence North 89 deg. 34 min. East along the North line of said forty a distance of 1,833.3 feet to a point; thence South 0 deg. 26 min. East a distance of 904.15 feet to the point of beginning of the property herein conveyed; thence continue South 0 deg. 26 min. East a distance of 416 feet to a point on the South line of said Section 17; thence run South 89 deg. 34 min. West along the South line of said Section 17 a distance of 208 feet to a point; thence North 0 deg. 26 min. West a distance of 416 feet to a point; thence run North 89 deg. 34 min. East, parallel to the North line of said forty a distance of 208 feet to the point of beginning.

ALSO, a 30 foot easement for ingress and egress leading from Reynolds Road to the above described property, the centerline being described as follows:
Commence at the Northwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 17; thence North 89 deg. 34 min. East along the North line of said forty 1431.3 feet to the point of beginning; said point being on the South line of Reynolds public road; thence run South 0 deg. 26 min. East a distance of 1,000 feet to a point; thence North 89 deg. 34 min. East a distance of 209 feet to a point on the West line of the above described property conveyed; said point being the point of ending of said easement.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 6TH
day of June, 19 94.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

David Ray Reynolds (Seal)

1994-20137 (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 David Ray Reynolds, an unmarried man
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 6TH day of June A. D., 19 94.

06/24/1994-20137
10:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
General Acknowledgment
001 MCD