

This instrument was prepared by

Send Tax Notice To: Jimmy Alvin Aldrich

(Name) Larry L. Halcomb

name

70 Nolen Lane

address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$85,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
McRay Gingo and wife, Myra Jo Gingo

(herein referred to as grantors) do grant, bargain, sell and convey unto Jimmy Alvin Aldrich and wife, Sherry Aldrich

(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 Legal Description on attached Exhibit "A".

Minerals and mining rights excepted.

Subject to taxes for 1994.

Subject to Transmission Line Permit and easement for Ingress, Egress and
Utilities of record.

\$ 83,845.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1994-23830

08/01/1994-23830
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.50

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 28th
day of July, 19 94.

____ (Seal)

McRay Gingo (Seal)

____ (Seal)

Myra Jo Gingo (Seal)

____ (Seal)

____ (Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
McRay Gingo and wife, Myra Jo Gingo
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 28th day of July, A.D., 19 94

Larry L. Halcomb

Notary Public

My Commission Expires
January 21, 1995

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EXHIBIT "A"

Part of the Southwest $\frac{1}{4}$ of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest $\frac{1}{4}$ of Section 17, and go South $43^{\circ}45'$ East for 29.00 feet; thence South $1^{\circ}20'$ East for 245.30 feet; thence South $6^{\circ}41'$ West for 114.35 feet; thence South $0^{\circ}07'$ West for 181.15 feet; thence South $4^{\circ}01'$ West for 165.20 feet to the Easterly boundary of Highway 31; thence South $38^{\circ}52'$ East along said Easterly boundary 24.2 feet to the center line of an existing 14 foot wide chert road and the point of beginning; thence North $50^{\circ}51'16''$ East along the center line of said road 113.49 feet to the beginning of a curve to the right, said curve having a central angle of $29^{\circ}22'39''$ and a radius of 343.33 feet and subtended by a chord bearing North $65^{\circ}32'37''$ East for 174.12 feet; thence Easterly along said curve 176.04 feet; thence North $80^{\circ}13'55''$ East along center line of said road 84.25 feet; thence South $10^{\circ}12'08''$ East for 255.30 feet; thence South $79^{\circ}39''$ West for 208.35 feet; thence South $67^{\circ}43'29''$ West for 232.80 feet to the Easterly boundary of Highway 31; thence North $38^{\circ}52'$ West along said Easterly boundary for 9.68 feet to the point of beginning, situated in Shelby County, Alabama.

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