

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Celeste L. Nunnally
Wendy W. Nunnally
1946 Waterford Place
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Thousand Three Hundred Thirty-Three and 34/100 (\$1,333.34) Dollars and other good and valuable consideration, to the undersigned grantor, Jen F. Wang, a married man, in hand paid by Celeste L. Nunnally and Wendy W. Nunnally, the receipt whereof is hereby acknowledged, the said Jen F. Wang, a married man, (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Celeste L. Nunnally and Wendy W. Nunnally (herein referred to as "Grantees"), as joint tenants with right of survivorship, all of his right, title and interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

This property does not constitute the homestead of the Grantor herein.

TO HAVE AND TO HOLD to 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 said Grantor, does for himself, his heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his heirs and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1994-30115

10/03/1994-30115
02:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
03 OCT 1994

Inst # 1994-30115

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 16th day of September, 1994.

WITNESS:

Jen F. Wang

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jen F. Wang, a married 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 seal this 16th day of September, 1994.



Notary Public

My Commission Expires: March 31, 1997

EXHIBIT A

A parcel of land in the NW 1/4 of the NW 1/4 of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the NW 1/4 of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama and run South 0 deg. 35 min. 16 sec. for 1019.73 feet to a point of intersection with the Northwesterly right of way line of Shelby County Road No. 226; thence left 127 deg. 28 min. 23 sec. and run Northeasterly along said road right of way line for 230.00 feet; thence left 90 deg. 00 min. and run Northwesterly for 300.04 feet to a point of intersection with the West line of said Section 8; thence left 142 deg. 31 min. 37 sec. and run South along said Section line for 378.05 feet to point of beginning.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 126, at Page 165 and Deed 213, at Page 421 in Probate Office; (3) Location of 20 foot easement to the Water Works Board of the Town of Calera as recorded in Deed 186, at Page 24, and Deed 186, at Page 28, as shown on the survey by Muncher dated September 13, 1994.

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