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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) ✓ Johnny L. Wills

(Address) 1041 Hwy 59
Vincent, AL 35178

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 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

Inst # 1994-37746

That in consideration of Twenty Thousand and no/100 ----- DOLLARS

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

Martha Ann Jackson, a single woman

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

12/29/1994-37746
3:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SWB EB.50

Johnny L. Wills and Teresa W. Wills

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

Shelby

County, Alabama to-wit:

From the NE corner of the NE 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 2 East proceed West, along the North line of said 1/4-1/4 Section, for a distance of 183.97 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and proceed for a distance of 348.43 feet; thence turn a deflection angle of 01 degree 35 minutes 50 seconds to the left and proceed for a distance of 179.00 feet; thence turn a deflection angle of 03 degrees 30 minutes 00 seconds to the left and proceed for a distance of 65.82 feet; thence turn a deflection angle of 92 degrees 10 minutes 00 seconds to the left and proceed for a distance of 162.51 feet, to the West right of way line of Alabama State Highway No. 25; thence turn a deflection angle of 75 degrees 52 minutes 00 seconds to the left and proceed, along said right of way line for a distance of 85.00 feet to the point of beginning; thence continue in the same direction, along said right of way line for a distance of 204.92 feet; thence turn a deflection angle of 95 degrees 53 minutes 00 seconds to the left and proceed for a distance of 166.92 feet, to the East margin of the old Coosa Valley Road, now paved; thence turn a deflection angle of 79 degrees 40 minutes 00 seconds to the left and proceed, along the margin of said road, for a distance of 67.32 feet; thence turn a deflection angle of 10 degrees 03 minutes 21 seconds to the left and proceed, along the margin of said road for a distance of 67.18 feet; thence turn a deflection angle of 02 degrees 01 minute 18 seconds to the left and proceed along the margin of said road for a distance of 85.00 feet; thence turn a deflection angle of 93 degrees 35 minutes 02 seconds to the left and proceed for a distance of 156.40 feet to the point of beginning. Situated in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama.

According to the survey of Frank W. Wheeler, Registered Land Surveyor, dated December 16, 1994 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, I have hereunto set my hand(s) and seal(s), this 29

day of December, 19 94

WITNESS:

_____(Seal)

Martha Ann Jackson (Seal)
Martha Ann Jackson

_____(Seal)

_____(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 Martha Ann Jackson

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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 29 day of December A. D., 1994

Martha J. Wills

Notary Public