

Important: Read Instructions on Back Before Filling out Form.

REORDER FROM
Registré, Inc.
514 PIERCE ST.
P.O. BOX 218
ANOKA, MN. 55303
(612) 421-1713

Inst # 1995-04504
02/21/1995-04504
08:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 92.30

DEED AND NOTICE TO:

(Name) Kay Wilson Maze & Randy L. Maze
 580 Paradise Cove
 (Address) Wilsonville, AL 35186

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 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 ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

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

M. C. Wilson, a single man

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

Kay Wilson Maze and husband, Randy L. Maze

(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 NE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 East; then run South 1 deg. 22 min. 37 sec. East (MB) for a distance of 400.00 feet to a point (iron pin); then continue South 1 deg. 22 min. 37 sec. East (MB) for a distance of 50.00 feet to a point (iron pin); then turn an angle of 52 deg. 20 min. 25 sec. to the right and proceed South 50 deg. 57 min. 48 sec. West (MB) for a distance of 357 feet to the point of beginning; then turn right and run Southerly to a point in the center of an existing road or drive which is 200 feet westerly along said centerline from the East line of the parcel of land described in Real Book 041, page 283, in the Probate Office of Shelby County, Alabama; then right and run along said centerline 130 feet, more or less, to a point 160 feet Easterly of the Alabama Power Company 397 foot elevation contour; then turn right and run northerly 150 feet, more or less, to the Northerly line of the parcel of land described in Real Book 041, page 283, in the Probate Office of Shelby County, Alabama; then turn right and run Northeasterly 125 feet, more or less to the point of beginning.

Subject to recorded and unrecorded easements, rights-of-way, and encumbrances.

Grantee herein shall not lease or rent said property without prior written consent of Grantor.

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 20th

day of August, 19 92.

WITNESS:

(Seal)

M. C. Wilson

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority

a Notary Public in and for said County, in said State.

heroby certify that M. C. Wilson, a single manwhose name is signed to the foregoing conveyance, and who is known to me, acknowledged before meon 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 20th day of August, A.D., 19 92

Inst. #

1995-04504

Notary Public

TOTAL P.02

02/21/1995-04504
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 SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1995-04504

09/23/1992-20994
 09:55 AM CERTIFIED
 -M. C. WILSON JUDGE & NOTARY

1992-20994