

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of **Thirteen Thousand & no/100 Dollars (\$13,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Lee S. Wheeler**, an unmarried man (herein referred to as "Grantor"), grant, bargain, sell and convey unto **Billy Gene Gandy and Pamela Gandy**, husband and wife (herein collectively referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama to wit:

See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.

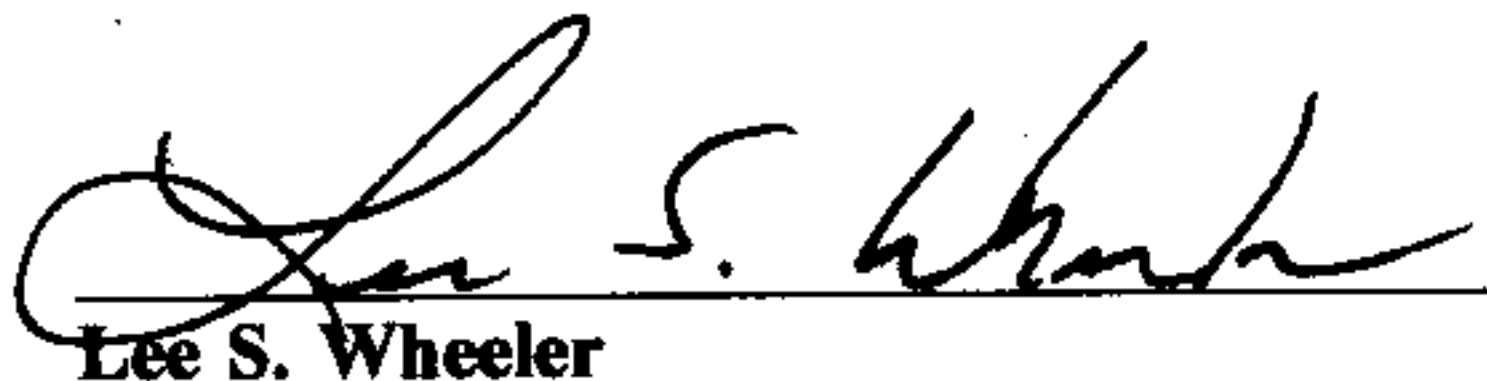
SUBJECT TO AND EXCEPT FOR:

1. 1995 Ad Valorem Taxes.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, and administrators shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15 day of March, 1995.

 (Seal)
Lee S. Wheeler

Inst. # 1995-07301

1
03/21/1995-07301
12:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 14.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lee S. Wheeler** 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, in said capacity executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day March, 1995.



Notary Public

My Commission Expires: 2/2/96

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Donovan, Vann & Richey
1 Independence Plaza
Suite 510
Birmingham, Alabama 35209
(205) 879-6660

SEND TAX NOTICE TO:

Mr. and Mrs. Billy Gene Gandy
640 11th Street N.W.
Alabaster, AL 35007

RE-1790

EXHIBIT "A"

Part of the SE¼ of SW¼ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of said ¼-¼ Section, run in an Easterly direction along the South line of said ¼-¼ Section for a distance of 77.98 feet; thence turn an angle to the left of 75°33'30" and run in a Northeasterly direction along the East line of Lots 14, 15, 16, 17 and 18, Block 3, Resurvey of Georges Subdivision of Keystone Sector 3, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 4, page 33, for a distance of 345.0 feet, to the point of beginning; thence continue along last mentioned course for a distance of 115.0 feet; thence turn an angle to the right of 87°45'30" and run in an Easterly direction for a distance of 464.73 feet, more or less, to a point on the Northwest right of way line of Hickory Hills Drive; thence turn an angle to the right and run in a Southwesterly direction along said Northwest right of way line for a distance of 100.00 feet; thence turn an angle to the right and run in a Westerly direction for a distance of 430.78 feet, more or less, to the point of beginning.

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