

This Form Provided By  
**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) Michael E. Northcutt  
2670 Mooney Road  
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
Post Office Box 822  
(Address) Columbiana, Alabama 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,**

That in consideration of Sixty-Two Thousand and no/100- ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Sue Wooten, a married woman; Thomas Talton, a married man; Dale Talton, a married man;  
Ronald Talton, a married man; and Benny Talton, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Michael E. Northcutt and wife, Jenny L. Northcutt

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

Shelby County, Alabama to-wit:

05/01/1995-11218  
10:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 15.00

Inst # 1995-11218

Commence at the Northwest Corner of the SW 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 1 East; thence run southerly along the west boundary of said 1/4-1/4 for 396.12 feet to a point; thence turn an angle of 91 degrees 31 minutes to the left and run easterly along the north boundary of Lot 1, Alexander Acres (as recorded in Map Book 9, Page 173, in the Office of Probate, Shelby County, Columbiana, Alabama) for 592.67 feet to a point, being the point of beginning of the parcel herein described; thence continue along the last described course for 238.20 feet to a point; thence turn an angle of 90 degrees to the left and run 120.00 feet to a point; thence turn an angle of 90 degrees to the right and run 231.81 feet to the point of intersection with the west right of way line of County Highway 61; thence turn an angle of 66 degrees 42 minutes 47 seconds to the left and run along said right of way for 232.37 feet to the point of intersection with the south right of way line of County Highway 78; thence turn an angle of 113 degrees 02 minutes 25 seconds to the left and run along said south right of way line of County Highway 78 for 554.99 feet to a point; thence turn an angle of 89 degrees 04 minutes 44 seconds to the left and run 335.80 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SE 1/4, Section 32, Township 21 South, Range 1 East, Shelby County, Alabama.

According to the survey of John Gary Ray, Reg. P.E. & L.S. #12295 dated, April 24, 1995.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way, and permits of record.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith. THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

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 April, 1995.

WITNESSES:

Sue Wooten (Seal)  
Sue Wooten

by: Thomas Talton (Seal)  
by: Thomas Talton, Attorney in Fact under  
Power of Attorney recorded as Inst. #1995-11217  
Probate Office of Shelby County, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY }

Thomas Talton  
Thomas Talton  
Dale Talton (Seal)  
Dale Talton  
Ronald Talton (Seal)  
Ronald Talton  
Benny Talton (Seal)  
Benny Talton

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas Talton, Dale Talton, Ronald Talton, and Benny Talton whose names 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 April, A. D., 1995

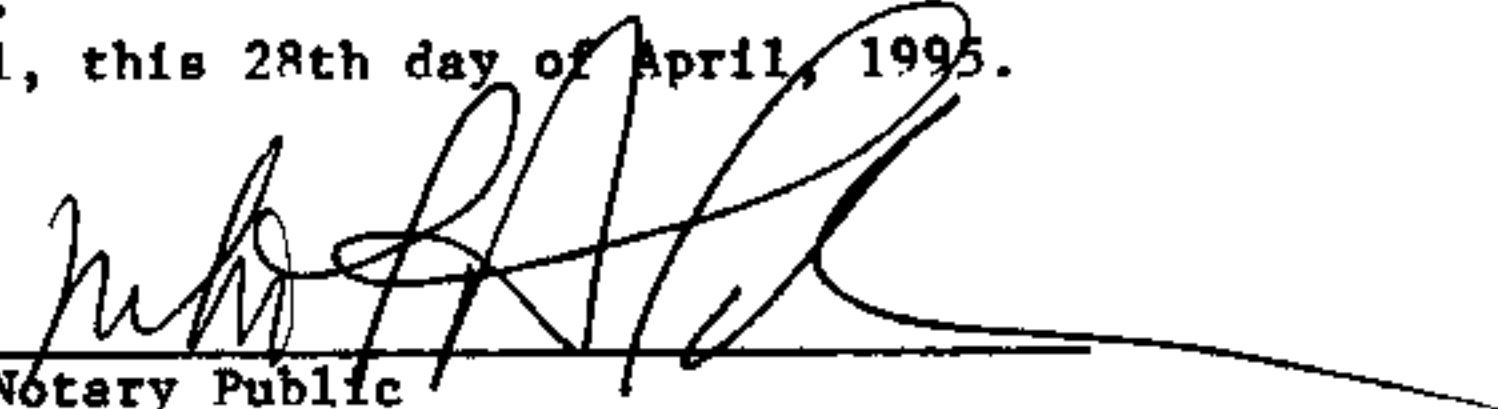
SEE ADDITIONAL SHEET FOR ADDITIONAL ACKNOWLEDGMENTS.

Notary Public.

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared THOMAS TALTON, whose name as Attorney in Fact for SUE WOOTEN, 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 his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of April, 1995.

  
Notary Public

My commission expires: 10-16-96

Inst # 1995-11218

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