

SEND TAX NOTICE TO:

(Name) D. L. Wallace & Johnnie Wallace
154 Shady Hill Drive
(Address) Montevallo, Alabama 35115

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(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 ONE AND NO/100 (\$1.00) AND OTHER GOOD & VALUABLE CONSIDERATIONS DOLLARS

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

Rex Wade Wallace and wife, Marie Wallace

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

D. L. Wallace and wife, Johnnie Wallace

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

Shelby

County, Alabama to-wit:

The northernmost 24 feet and the easternmost 24 feet of the hereinafter described parcel of property: Commence at the NE corner of the SE $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 2, Township 24 North, Range 13 East, Montevallo, Shelby County, Alabama and run thence southerly along the East line of said quarter-quarter a distance of 590.44' to the point of beginning of the property being described; thence continue last described course a distance of 220.00' to a point; thence turn 98°16' right and run westerly a distance of 190.00' to a point on the east margin of a roadway or drive; thence turn 81°44' right and run northerly along said roadway or drive a distance of 220.00' to a point; thence turn 98°16' right and run easterly a distance of 190.00' to the point of beginning, containing 0.95 of an acre.

Inst # 1995-14357

06/02/1995-14357
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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 1st day of JUNE, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

Rex Wade Wallace (Seal)
Rex Wade Wallace

Marie Wallace (Seal)
Marie Wallace

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rex Wade Wallace and wife, Marie Wallace whose name s 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 1st day of JUNE, A. D., 19 95

C. A. Gantt
Notary Public.