

This instrument was prepared by:  
(Name) Burdette & Glover  
(Address) 12 24th Avenue NW  
Birmingham, Alabama 35215

Send Tax Notice to:  
(Name) Charles L. Schuelly & Mary S. Schuelly  
(Address) 68 County Road 450  
Wilsonville, Alabama 35186

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED FIFTY THOUSAND AND NO/100----- DOLLARS

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

David Matthew Russell and wife, Suzanne R. Russell  
(herein referred to as grantors), do grant, bargain, sell and convey unto

Charles L. Schuelly and Mary S. Schuelly  
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

See attached legal description  
Subject to easements, reservations and restrictions of record.

\$110000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1996-03252

01/31/1996-03252  
11:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SMA 51.00

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 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 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 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 22nd day of January, 19 96.

WITNESS  
\_\_\_\_\_(Seal) David Matthew Russell (Seal)  
\_\_\_\_\_(Seal) Suzanne R. Russell (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
Jefferson County } **General Acknowledgment**

I, Alan Burdette, a Notary Public in and for said County, in said State, hereby certify that David Matthew Russell and wife, Suzanne R. Russell, 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 22nd day of January A.D., 19 96.

3-6-99

My Commission Expires:

Alan Burdette  
Notary Public

FROM THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 32,  
TOWNSHIP 19 SOUTH, RANGE 1 EAST, RUN WEST ALONG THE 1/4-1/4 LINE  
A DISTANCE OF 460.07 FEET TO THE POINT OF BEGINNING; THENCE  
CONTINUE IN A STRAIGHT LINE A DISTANCE OF 256.26 FEET; THENCE  
RIGHT 90 DEGREES 18 MINUTES 32 SECONDS A DISTANCE OF 733.58  
FEET; THENCE RIGHT 88 DEGREES 56 MINUTES 06 SECONDS A DISTANCE  
OF 252.27 FEET; THENCE RIGHT 90 DEGREES 45 MINUTES 07 SECONDS A  
DISTANCE OF 736.89 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

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