

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) Albert J. Schukoske
2870 Hwy 49
(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

(Address) P O Box 822, Columbiana, AL 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 Hundred Thirty Three Thousand Nine Hundred and no/100----- DOLLARS

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

Terry S. Letson, an unmarried woman,

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

Albert J. Schukoske and wife, Merle S. Schukoske,

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

Shelby County, Alabama to-wit:

A part of the West 1/2 of the SW 1/4 of the SW 1/4 of Section 29, Township 20 South, Range 1 East, and that part of the SE 1/4 of the SE 1/4 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, lying East of Shelby County Highway #49, described as follows:

Commence at the Southwest corner of said Section 29; thence run East along the South Section line to the East right of way of Shelby County Highway #49; thence continue last course 624.83 feet to a concrete monument; thence turn left 85 degrees 50 minutes 19 seconds and run North 577.17 feet to the point of beginning; thence continue last course 472.56 feet to a concrete monument; thence turn left 93 degrees 57 minutes 13 seconds and run West 691.66 feet to the East right of way of said highway; thence turn left 89 degrees 41 minutes 51 seconds and run South 473.84 feet along said right of way; thence turn left 90 degrees 30 minutes 37 seconds and run East 661.59 feet to the point of beginning.

According to survey of Amos Cory, PLS #10550, dated November 2, 1992.

Situated in Shelby County, Alabama.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

\$117,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

02/29/1996-06473
10:04 AM CERTIFIED

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 and seal, this 27th day of February, 1996

WITNESS:

(Seal)

Terry S. Letson
Terry S. Letson

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority
hereby certify that Terry S. Letson

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

27th

day of

February

A. D. 1996

My Commission Expires: 10/16/96

Notary Public

Inst # 1996-06473