

(Name) Koki D & Keith Laddie

(Address) 537 Reynolds Road

This instrument was prepared by

(Name) _____

Vincant, Alabama 35178

(Address) _____

Form 1-1-3 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 \$1.00 and other good & valuable consideration DOLLARS

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

David Ray Reynolds, and unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Koki D. Laddie & Keith Laddie

(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 Exhibit "A" for legal discription

Inst # 1996-19963

06/20/1996-19963
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 11.50

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(s) and seal(s), this 11th

day of June, 1996

WITNESS:

(Seal)

David Ray Reynolds (Seal)

David Ray Reynolds (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, Shirley S Martin, a Notary Public in and for said County, in said State,

hereby certify that David Ray Reynolds
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 is executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 11th day of June, A. D. 1996

Shirley S Martin

Notary Public

Inst # 1996-19963

EXHIBIT "A"

A tract of land located in the S1/2 SW1/4 Sec 17 T19S R2E, and being more particularly described as follows: Com at NW cor SW1/4 SW1/4 of said Sec 17; North 89deg 34min East alg North line of sd 40 1,416.3 feet to the point of beginning; thence from the place of beginning and cont along the North line of the S1/2 SW1/4 of said Sec 17, North 89deg 34min East 125 feet to a point; thence South 0deg 26min East 350 feet; thence South 89deg 34min East 125 feet; thence North 0deg 26min West 350 feet to the point of beginning.

Also conveyed is an easement for ingress and egress over the existing private Road leading from the above described property in an Easterly direction to County Hwy #83.

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