

SEND TAX NOTICE TO:

(Name) David F. Wooten & Debra L. Wooten
(Address) 6295 County Road 51
Wilsonville, AL 35186

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head
(Address) Columbiana, AL 35051

Form 1-1.3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION

06/28/1996-20827
AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 9.50

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand Three Hundred Sixty-six & 76/100 (\$20,366.76) DOLLARS

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

Cynthia E. Jones and husband, Gary L. Jones

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

David F. Wooten and wife, Debra L. Wooten

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

Shelby County, Alabama to-wit:

From the Southwest corner of the SW 1/4 of the SE 1/4 of Section 32, Township 19 South, Range 1 East, run East a distance of 36.10 feet; thence left 77 deg. 56' 55" a distance of 120.83 feet to the point of beginning; thence right 61 deg. 07' 56" a distance of 904.41 feet; thence left 63 deg. 58' 45" a distance of 102.43 feet; thence left 99 deg. 43' .01" a distance of 356.54 feet; thence left 10 deg. 15' 00" a distance of 1062.70 feet; thence left 67 deg. 33' 13" a distance of 164.54 feet; thence left 101 deg. 41' 00" a distance of 551.73 feet to the point of beginning. Said property containing 6.5 acres, more or less;

LESS AND EXCEPT one acre described as follows:

From the SW corner of the SW 1/4 of the SE 1/4 of Section 32, Township 19 South, Range 1 East, run East a distance of 832.07 feet; thence left 98 deg. 59' 10" a distance of 382.52 feet to the point of beginning; thence continue in a straight line a distance of 102.43 feet; thence left 99 deg. 43' 01" a distance of 356.54 feet; thence left 106 deg. 18' 14" a distance of 192.14 feet; thence left 90 deg. 00' 00" a distance of 297.27 feet to the point of beginning, containing 1 acre, more or less.

All according to survey of Van M. Peavy, Peavy Land Surveying, dated April 14, 1992.

Subject to easements and road rights of way of record.

\$20,366.76 of consideration was paid from mortgage executed simultaneously herewith.

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 24

day of June, 19 96

WITNESS:

(Seal)

(Seal)

(Seal)

Cynthia E. Jones (Seal)
(Cynthia E. Jones)
Gary L. Jones (Seal)
(Gary L. Jones)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia E. Jones and Gary L. Jones 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 24th day of June, A.D., 1996.

Reggie J. Letson
Notary Public.

12802-9661 * 15