

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & ASSOCIATES, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
Curtis W. Wilson

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THIRTY SEVEN THOUSAND AND NO/100 (\$37,000.00) DOLLARS to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **JOYCE S. BAGGETT, AN UNMARRIED WOMAN** (herein referred to as Grantors) do grant, bargain, sell and convey unto **CURTIS W. WILSON AND BARBARA D. WILSON** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

This instrument was prepared without benefit of a Title Insurance Commitment or other title examination. The legal description was furnished by the Grantor.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 19th day of June, 1996.


JOYCE S. BAGGETT
07/01/1996-21091
11:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCO 50.50

Inst # 1996-21091

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOYCE S. BAGGETT whose name(s) 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 19th day of June, 1996.


Notary Public

My Commission Expires:

10/17/98

EXHIBIT "A"

Begin at the SW corner of Lot 7 according to the Map of Rice Acres, as recorded in Map Book 3, page 117, Judge of Probate Office, Shelby County, Alabama, being also a point on the NE right of way boundary of The Missouri Road, for the point of beginning; thence run Northwesterly along said NE right of way boundary, being also the SW boundary of said Lot 7, a distance of 123.0 feet to the point of intersection of said NE right of way boundary with the SW boundary of Old Road; turn right an angle of 155 deg. 30' along said SW boundary a distance of 35.10 feet; turn left an angle of 12 deg. 39'30" and continue along said SW boundary a distance of 103.55 feet to the New Contour line for Alabama Power Company water right of way for Dam; turn right an angle of 52 deg. 05'30" along said Contour line a distance of 19.0 feet; turn left an angle of 08 deg. 30' and continue along said Contour line a distance of 19.0 feet to the South line of said Lot 7; turn right an angle of 106 deg. 20' along South line a distance of 76.0 feet to point of beginning; being a portion of Lot 1, according to said Map of Rice Acres in NW1/4, Section 18, Township 24 North, Range 16 East, Shelby County, Alabama.

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