

SEND TAX NOTICE TO:

(Name) Randy M. Bullock

(Address) 8418 Hwy 42 West
Shelby Ala 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(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 FIVE THOUSAND AND NO/100 DOLLARS

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

SAMUEL L. ARLEDGE, an unmarried man,

PATRICIA A. ARLEDGE, an unmarried woman,

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

RANDY M. BULLOCK, an unmarried man,

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

Shelby

County, Alabama to-wit:

Commence at the Southeast corner of Section 15, Township 22 South, Range 1 West; thence run West along the South line of said Section, a distance of 625.02 feet; thence turn an angle of 92 degrees 51 minutes 02 seconds to the right and run a distance of 1350.00 feet to the point of beginning; thence continue in the same direction a distance of 236.93 feet; thence turn an angle of 88 degrees 13 minutes 29 seconds to the left and run a distance of 185.76 feet; thence turn an angle of 91 degrees 46 minutes 31 seconds to the left and run a distance of 236.93 feet; thence turn an angle of 88 degrees 13 minutes 29 seconds to the left and run a distance of 185.76 feet to the point of beginning. Situated in the East 1/2 of the SE 1/4 of Section 15, Township 22 South, Range 1 West, Shelby County, Alabama.

ALSO, a non-exclusive easement, 10-feet on either side of a centerline described as follows: Commence at the Southeast corner of Section 15, Township 22 South, Range 1 West; thence run West along the South line of said Section, a distance of 625.02 feet; thence run an angle of 92 degrees 51 minutes 02 seconds to the right and run a distance of 1350.00 feet; thence turn an angle of 88 degrees 13 minutes 29 seconds to the left and run a distance of 135.76 feet to the point of beginning; thence turn an angle of 96 degrees 57 minutes 27 seconds to the left and run a distance of 432.67 feet; thence turn an angle of 32 degrees 07 minutes 40 seconds to the left and run a distance of 285.72 feet to the North right of way line of Shelby County Highway No. 42 and the point of ending.

According to the survey of Frank W. Wheeler, Reg. No. 3385, dated June 6, 1983.

\$104,900 of the above recited purchase was paid from a mortgage recorded simultaneously. Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way**

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 permits of record.

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 hands and seals, this 31st

day of July, 19 96.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Samuel L. Arledge and Patricia A. Arledge whose names 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 31st day of July, A. D. 1996

Notary Public

My Commission Expire: 10/16/96

1996-25253

08/05/1996-25253
02:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00