

Important: Read Instructions on Back Before Filling out Form.

Inst # 1996-25772
08/09/1996-25772
10:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 22.65

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P O Box 822
(Address) Columbiana, AL 35051

(Name) E. Carey Baird
1016 Bear Creek Road
(Address) Sterrett, AL 35147

Form 1-1-S Rev. 5/92
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 TWO THOUSAND FOUR HUNDRED AND NO/100 DOLLARS

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

JEFF E. B. FULMER and wife, CELESTE F. FULMER,

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

R. CAREY BAIRD and wife, JANICE K. BAIRD,

(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 ATTACHED FOR LEGAL DESCRIPTION

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

\$125,750.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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DUE \$50 18.00

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 24th day of August, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

Jeff E. B. Fulmer (Seal)
Jeff E. B. Fulmer

Celeste F. Fulmer (Seal)
Celeste F. Fulmer

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeff E. B. Fulmer and wife, Celeste F. Fulmer 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 August, A. D., 19 95

My Commission Expires: 10/16/96

[Signature]
Notary Public

LEGAL DESCRIPTION

Commence at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 19 South, Range 1 West, Shelby County, Alabama, said point being a 1" open pipe found, and run in a Southerly direction along the East line of said 1/4-1/4 Section a distance of 163.34 feet to an iron rebar found, said point being the POINT OF BEGINNING of the herein described parcel: thence continue along last described course in a Southerly direction a distance of 978.27 feet to a 1/2" rebar set with a yellow plastic cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of 54 degrees 02 minutes 59 seconds and run to the right in a Northwesterly direction a distance of 647.44 feet to a 1/2" rebar set with a yellow plastic cap being the certificate of authorization of Paragon Engineering, Inc. on the Easterly right of way of Shelby County Highway #43; thence turn an interior angle of 84 degrees 43 minutes 31 seconds and run to the right in a Northeasterly direction along said right of way a distance of 795.16 to an iron rebar found at the POINT OF BEGINNING.
According to the survey of A. Frazier Christy, A.L.S. #10264, dated July 27, 1995.

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