

THIS INSTRUMENT WAS DRAFTED WITHOUT BENEFIT OF TITLE EVIDENCE.
THIS DOES NOT CONSTITUTE HOMESTEAD FOR THE GRANTORS.

send tax notice to:

141 Hwy 22
Montevallo, AL 35115

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ~~One Dollar and NO/100 dollars (\$1.00)~~ ^{FIVE HUNDRED} and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Jack Newton Clark, and his wife, Carolyn P. Clark, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto, A.B. Pratt and his wife Ruby Pratt, hereinafter called "Grantees", a life estate until the death of the last of them, and at the death of the last of them, then to revert back to Jack Newton Clark and his wife, Carolyn P. Clark, 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:

All that part of the SE1/4 of the NE1/4 of Section 2, Township 22, Range 4 West, lying North of the Tuscaloosa and Columbiana Public Road, containing ten acres, more or less. Mineral rights are hereby excepted. Situated in Shelby County, Alabama. There is excepted from the above described land and this conveyance two acres more or less heretofore conveyed to Y.J. Pickett by conveyance recorded in Volume 108 Record of Deeds, Page 81, in Judge of Probate's Office, Shelby County, Alabama, also, two acres more or less heretofore conveyed to W.C. Pickett by conveyance recorded in Volume 125 Record of Deeds, Page 349, in the Judge of Probate's Office, Shelby County, Alabama.

LESS AND EXCEPT: Begin at the Northwest corner of the Southeast quarter of the Northeast quarter of Section 2, Township 22 South, Range 4 West; thence southerly along the West boundary of said quarter-quarter section 168.23 feet; thence 97 degrees and 44 minutes left in a northeasterly direction 129.60 feet to the point of beginning; thence 4 degrees 06 minutes left in a northeasterly direction 76.74 feet; thence 92 degrees and 28 minutes right in a southeasterly direction 178.65 feet to intersection with the centerline of Shelby County Highway No. 22; thence 76 degrees and 48 minutes right in a southwesterly direction along said centerline 76.60 feet; thence 102 degrees and 01 minutes right in a northwesterly direction 192.85 feet, more or less, to the point of beginning, containing 0.33 of an acre, more or less.

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

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 19 day of September, 1996 at 968 North Main Street, Montevallo, Alabama.

GRANTORS

Jack Newton Clark (L.S.)
Carolyn P. Clark (L.S.)

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 19 day of September, 1996.

Chris Smitherman
1996-31446

NOTARY PUBLIC

My Commission Expires 5-13-2000

08:38 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 NCB 10.00

Christopher R. Smitherman
Attorney At Law
P.O. BOX 261
MONTEVALLO, AL 35115

Inst # 1996-31446