

(Name) Jerry D. Sturm

(Address) 1260 Hwy 77  
Columbiana, AL  
35051

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, AL 35051

Form 1-1-5 Rev. 5/62

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 AND NO/100 (\$1.00) & other good and valuable consideration DOLLARS

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

Wanda Sturm Tuten, a married woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto my son and daughter-in-law,  
Jerry D. Sturm and wife, Dorothy Sturm

(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 SE corner of the S 1/2 of the NW 1/4 of the SE 1/4 of Section 4, Township 22 South, Range 1 East and run thence Northerly along the Eastern boundary of said 1/4 Section a distance of 280 feet to the point of beginning of the property herein conveyed; thence continue Northerly along the Eastern boundary of said 1/4 Section a distance of 80 feet to a point; thence turn to the left and run Westerly parallel with the Southern boundary of said 1/4 Section a distance of 100 feet to a point; thence turn left and run Southerly a distance of 80 feet parallel to the Eastern boundary of said 1/4 Section to a point; thence turn to the left and run Easterly parallel with the Southern boundary of said 1/4 Section a distance of 100 feet to the point of beginning.

Wanda Sturm Tuten is one and the same person as Wanda Sturm as shown on deed recorded in Book 301, page 557 in the Probate Records of Shelby County, Alabama.

The above described property does not constitute any part of the homestead of grantor or her spouse.

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, I I have hereunto set my hand(s) and seal(s), this 19 day of December, 19 96.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Wanda Sturm Tuten (Seal)  
(Wanda Sturm Tuten)  
12/20/1996-41911 (Seal)  
11:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE (Seal)  
001 MCD 9.00

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wanda Sturm Tuten whose name 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 December, A. D. 1996

Louise Brasher  
Notary Public

Inst. # 1996-41911