

SEND TAX NOTICE TO:

(Name) John Letson Shaw

(Address) 3457 Lynngate Circle

3457 Lynn

This instrument was prepared by

(Name) John Letson Shaw

Hoover, AL 35216

(Address) Birmingham, AL

Form 1-1-8 Rev. 3/82

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 \$500.00 DOLLARS

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

John Letson Shaw

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

Genice Walker Shaw and John Letson Shaw

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

Shelby County, Alabama to-wit:

SW 1/4 of NW 1/4 of Section 12, Township 19, Range 1 West except the following described parcel:

Begin at the northeast corner of the SW 1/4 of the NW 1/4 of Section 12, Township 19 South, Range 1 West and run thence south 465 feet; thence west and parallel with the north line of said 1/4 - 1/4 a distance of 465 feet; thence north and parallel with the east line of said 1/4 - 1/4 a distance of 465 feet to the north line thereof; thence run east along said north line a distance of 465 feet to the point of beginning.

Less and except the following: Commence at a concrete monument marker on the Northeast corner of the SW 1/4 of the NW 1/4 of Section 12, Township 19 S. Range 1 West; run thence South 2 deg. 27 min. East for 465.89 feet to the point of beginning; run thence South 01 deg. 15 min. 16 sec. West for 867.35 feet; run thence North 89 deg. 35 min. 52 sec. West for 465 feet, run thence North 01 deg. 15 min. 39 sec. East for 862.55 feet; run thence North for 89 deg. 45 min. 36 sec. East for 465.00 feet to the point of the beginning. Said land being in the NW 1/4 of Section 12, Township 19 South, Range 1 West of the Huntsville Principle Meridian, Shelby County, Alabama.

According to Survey of Joe E. McKinley, Ala. Reg. No. 12362, dated Feb. 26, 1987.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it is 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; 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 have hereunto set my hand(s) and seal(s), this 3rd

day of March, 19 97.

WITNESS:

(Seal)

(Seal)

(Seal)

John Letson Shaw
John Letson Shaw

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Letson Shaw

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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, A. D. 19 97

Scott Rile
Notary Public

03/03/1997 03:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
3:00 PM

Inst # 1997-06563