

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Bill Wiygul

(Address) 320 Primrose Lane

Shelby, AL 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-3 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 EIGHTY THREE THOUSAND AND NO/100 DOLLARS

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

LESLIE H. GREEN, a married man,

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

WILLIAM C. WIYGUL and wife, LAURA BETH WIYGUL,

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

SHELBY

County, Alabama to-wit:

Tract 3A, of a Resurvey of Tracts 3 and 4, Green Family Estates, as recorded in Map Book 22, Page 5 in the Office of the Judge of Probate, Shelby County, Alabama. Situated in Shelby County, Alabama. ALSO, a parcel of land more particularly described as follows: Begin at the Southwest corner of Tract 4, Green Family Estates, as recorded in Map Book 17, Page 61, in the Office of the Judge of Probate, Shelby County, Alabama; thence run East along the South line of Tract 4 for 341.73 feet; thence turn an angle to the left of 89 degrees 37 minutes 52 seconds and run North for 373.62 feet to a point on the South line of Country Hills Drive (a private drive); thence turn an angle to the left of 63 degrees 38 minutes 36 seconds and run Northwest along the South right of way for 128.18 feet to the point of commencement of a curve to the left having a central angle of 03 degrees 16 minutes 16 seconds and a radius of 480.70 feet; thence run along the arc of said curve along the South right of way for 27.44 feet; thence turn an angle to the left from the tangent if extended to said curve of 113 degrees 39 minutes 27 seconds and run South for 208.68 feet; thence turn an angle to the right of 103 degrees 28 minutes 09 seconds and run Northwest for 207.65 feet to a point on the West line of Tract 4; thence turn an angle to the left of 103 degrees 27 minutes 21 seconds and run South along the West line for 283.86 feet to the point of beginning.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS 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 have hereunto set my hand(s) and seal(s), this 7th

day of April, 19 97.

WITNESS:

(Seal)

Leslie H. Green (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY

COUNTY

04/07/1997-10747
12:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 91.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leslie H. Green

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 7th day of April, A.D. 19 97

My Commission Expires: 10/16/2000

Notary Public.

Inst # 1997-10747