

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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This instrument was prepared by

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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 Four Thousand and no/100 ----- DOLLARS

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

Mark D. Reynolds, a single man

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

✓ Jack Reynolds and wife, Monica Marie Reynolds

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

Shelby

County, Alabama to-wit:

The South 257 feet of the following described property:

Beginning at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 22 South, Range 3 West; thence run North 2 degrees 40 minutes West a distance of 1208.00 feet; thence run South 70 degrees 05 minutes East a distance of 332.5 feet; thence run South 5 degrees 0 minutes East a distance of 1904.2 feet; thence run South 85 degrees 00 minutes West a distance of 50.0 feet; thence run South 5 degrees 00 minutes East a distance of 180.0 feet; thence run South 84 degrees 11 minutes 07 seconds West a distance of 342.41 feet; thence run North 2 degrees 40 minutes West a distance of 1023.00 feet to the point of beginning. Situated in the Southeast 1/4 of the Southwest 1/4 of Section 23, and West 1/2 of Fractional 26, Township 22 South, Range 3 West, and Fractional Section 1, Township 24 North, Range 12 East.
All of which is lying in Fractional Section 1.

Subject to restrictions, easements and rights of way of record.

06/06/1997-17830
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 MCD 12.50

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 6

day of June, 19 97

WITNESS:

(Seal)

Mark D. Reynolds
Mark D. Reynolds (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

the undersigned authority

I, _____, a Notary Public in and for said County, in said State,

hereby certify that Mark D. Reynolds

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 6 day of June, A. D. 19 97

Monica M. Wilson
Notary Public.

Inst # 1997-17830