

This instrument was prepared without evidence of title.

This instrument was prepared by

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby

COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1.00 and other good and valuable consideration \$500.00 DOLLARS

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

Gayle H. Folmar Austin, a married woman (formerly Gayle H. Folmar)

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

✓ Peter D. Folmar and wife, Kim S. Folmar

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

Shelby County, Alabama to-wit:

parcel of land in the Northwest Quarter of the Southeast Quarter of Section 32, Township 21 South, Range 1 West, being a part of the same land described in a deed to Gayle Folmar, recorded in Real Book 75 at Page 299, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:
Commencing at a 2 1/2" pipe found for the Northwest corner of said Sixteenth Section; Thence S 00°17'16" W, along the West line of said Sixteenth Section, a distance of 393.37 feet to a point; Thence N 83°02'42" E, a distance of 825.40 feet to a 1/2" rebar set, at the point of beginning; Thence N 83°02'42" E, a distance of 274.32 feet, to a 1/2" rebar set; Thence S 00°25'23" W, a distance of 259.90 feet to a 1/2" rebar set; Thence S 88°08'18" W, a distance of 272.27 feet to a 1/2" rebar set; Thence N 00°25'23" E, a distance of 235.53 feet to the Point of Beginning. The herein described parcel contains 1.547 acres of land.

Also, the following described thirty foot easement for access & utilities; A thirty foot wide strip of land being adjacent to and immediately South of the following described line; Commencing at a 2 1/2" pipe found for the Northwest corner of said Sixteenth Section; Thence S 00°17'16" W, along the West line of said Sixteenth Section, a distance of 393.37 feet to the Point of Beginning; Thence N 83°02'42" E, a distance of 825.40 feet to a 1/2" rebar set.

This property does not constitute the homestead of the grantor.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 23rd day of September, 1997.

WITNESS:

(Seal)

(Seal)

(Seal)

Gayle H. Folmar Austin (Seal)
Gayle H. Folmar Austin

(Seal)

(Seal)

STATE OF ALABAMA
Shelby

COUNTY

General Acknowledgment

I, Kelly G. Armstrong, a Notary Public in and for said County, in said State,

hereby certify that Gayle H. Folmar Austin is known to me, acknowledged before me whose name is signed to the foregoing conveyance, and who she executed the same voluntarily on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 23rd day of September, A. D., 1997

Kelly G. Armstrong
Notary Public.

Form 31-A

11/05/1997-36250
12:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 9.00

484 Hwy 97
Columbiana, AL 35051