

SEND TAX NOTICE TO:

(Name) Mr. Charles Fulton

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

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

Form 1-1-8 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 Fifty Five Thousand and no/100 DOLLARS

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

Kimberly Stephens Wilson, a married woman

Leigh Ann Martin, a married woman

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

Charley H. Fulton and wife, Deborah W. Fulton,

(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 NE corner of the NE 1/4 of the NW 1/4 of Section 21, Township 21 South, Range 1 East; thence run South along the East line thereof for 43.80 feet to the Southerly right of way of Shelby County Road #30 and the point of beginning; thence continue last described course for 376.20 feet; thence 90 degrees 52 minutes 10 seconds right run Westerly 250.90 feet; thence 62 degrees 53 minutes 19 seconds right run Northwesterly for 358.70 feet; thence 97 degrees 27 minutes 47 seconds right run Northeasterly 180.0 feet to the Southerly right of way Shelby County Highway #30; thence 20 degrees 31 minutes 26 seconds right run Easterly along said right of way for 239.17 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945, dated December 17, 1997.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way and permits of record.

\$44,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

Inst # 1997-41902

12/29/1997-41902
08:09 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 HCB 19.50

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 grantors 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, we have hereunto set our hand(s) and seal(s), this 22nd

day of December, 19 97

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Kimberly Stephens Wilson and Leigh Ann Martin

whose name is are signed to the foregoing conveyance, and who are known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance they executed the same voluntarily

on the day the same bears date,

Given under my hand and official seal this 22nd day of December, A.D. 19 97

My Commission Expires: 10/16/2000

Kimberly Stephens Wilson (Seal)
Kimberly Stephens Wilson

Leigh Ann Martin (Seal)
Leigh Ann Martin

[Signature]
Notary Public

Inst # 1997-41902