

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

500.00

State of Alabama)
County of Shelby)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Dollar (\$1) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee(s) herein, the receipt whereof is acknowledged, we, Hubert B. Reeves, Jr. and wife, Ann Reeves (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Darryl Fuller and wife, Elizabeth Fuller (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, more particularly described as follows:

Begin at the Southeast corner of the NE1/4 of the SW1/4, Section 14, T-22S, R-1E, thence proceed northerly along the east boundary of said quarter-quarter for 482.03 feet to a point; thence turn an angle of 80 degrees 28 minutes 51 seconds to the left and run 1102.02 feet to a point on the east right-of-way (R.O.W.) line of South River Road; thence turn an angle of 76 degrees 46 minutes 57 seconds to the left and run along said R.O.W. along a curve to the right, having a radius of 305.00 feet and a central angle of 11 degrees 27 minutes 30 seconds for an arc distance of 61.0 feet to the end of the curve; thence continue along said R.O.W. along a tangent section for 261.30 feet to a point; thence turn an angle of 95 degrees 34 minutes and 20 seconds to the left and leaving said right of way run along an old fence line for 385.98 feet; thence turn an angle of 62 degrees 06 minutes 50 seconds to the right and run along an old fence line for 62.16 feet; thence turn an angle of 65 degrees 10 minutes to the left and run along an old fence line for 142.40 feet; thence turn an angle of 65 degrees 10 minutes to the right and run along an old fence line for 683.13 feet to the point of intersection with the north right-of-way line of County Highway 42; thence turn an angle of 40 degrees 36 minutes and 26 seconds to the left and run along said right-of-way line for 75.00 feet to a point; thence turn an angle of 98 degrees 59 minutes and 02 seconds to the left and leaving said right of way run 519.04 feet to a point; thence turn an angle of 16 degrees 27 minutes 18 seconds to the right and run 492.07 feet to the point of beginning. Said parcel is lying in the NE 1/4 of SW 1/4 and the SE 1/4 of SW 1/4, Section 14, T22S, R-1E, Shelby County, Alabama, and contains 19.22 acres.

Inst # 1998-04154

TO HAVE AND TO HOLD to the said grantee(s) Darryl Fuller and wife, Elizabeth Fuller as joint tenants with right of survivorship, his, her or their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the lives of the grantees herein) in the event one grantee 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 GRANTEE(S) 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF have hereunto set hand(s) and seal(s), this the 27 day of

January, 1998
Hubert B. Reeves, Jr. (Seal)

Ann C. Reeves (Seal)

State of Alabama)
Shelby County)

General Acknowledgement

I, Mary H. Harris, a Notary Public in and for said County, in said State, hereby certify that Hubert B. Reeves, Jr. and Ann Reeves whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledge before me on this day, that being informed of the contents of the conveyance has/have executed the same voluntarily on this the same bears date.

Given under my hand and seal this the 27 day of January, 1998

02/06/1998-04154
01:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

Mary H. Harris
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 22, 1999