

98070005
PREPARED BY: SUNNY HENDERSON - CU LENDING, INC., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: ZACHARY WADLINGTON AND CONSTANCE WADLINGTON
5124 PIN OAK TRAIL, NORTHPORT, AL 35476

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), CYNTHIA UNDERWOOD, MARRIED (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, ZACHARY WADLINGTON AND WIFE, CONSTANCE WADLINGTON (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

COMMENCING AT THE NW CORNER OF SECTION 12, T-21-S, R-3-W; THENCE EAST ALONG THE BOUNDARY OF SAID SECTION A DISTANCE OF 899.29 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY A DISTANCE OF 10.51 FEET TO A POINT; THENCE NORTHEASTERLY A DISTANCE OF 86.00 FEET TO A POINT; THENCE S 46 DEGREES 15' E A DISTANCE OF 175.80 FEET TO A POINT; THENCE TURN AN ANGLE OF 18 DEGREES 46' TO THE RIGHT FOR A DISTANCE OF 49.80 FEET TO A POINT ON THE NORTH R.O.W. LINE OF 13TH AVENUE, AND ALSO ON THE WEST R.O.W. LINE OF I-65; THENCE SOUTHWESTERLY ALONG THE NORTH R.O.W. LINE OF 13TH AVENUE A DISTANCE OF 78.85 FEET TO A POINT; THENCE TURN AN ANGLE OF 80 DEGREES 31' TO THE RIGHT FOR A DISTANCE OF 214.69 FEET TO THE POINT OF BEGINNING. SAID LAND BEING SITUATED IN THE SW1/4 OF SW1/4, SEC. 1, AND IN THE NW1/4 OF NW1/4, SEC. 12, T-21-S, R-3-W, SHELBY COUNTY, ALABAMA.

THE ABOVE DESCRIBED PROPERTY DOES NOT REPRESENT THE HOMESTEAD OF CYNTHIA UNDERWOOD, NOR

- (1) Subject to property taxes for the current year. HER HUSBAND, JIMMY ROGER UNDERWOOD, JR.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

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 said GRANTEES, their heirs and assigns, that I(we) am(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(we) have hereunto set my(our) hand(s) and seal(s), on JULY 20, 1998.


CYNTHIA UNDERWOOD

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that CYNTHIA UNDERWOOD, MARRIED, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on JULY 20, 1998.

My commission expires:


Notary Public

08/11/1998-30743
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 28.50