

SEND TAX NOTICE TO:

(Name) C. W. Fulgham and
Frankie D. Fulgham
(Address) 815 King Street
Helena, Alabama 35080

1999-02350

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

01/19/1999-02350
11:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 23.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eleven Thousand and No/100 (\$11,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we Walter Cornwell, Jr. and wife, Donna L. Cornwell (herein referred to as grantor or grantors) do grant, bargain, sell and convey unto C. W. Fulgham and wife, Frankie D. Fulgham (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 I:

Commence at the Northeast corner of the Northwest 1/4 of the Northwest 1/4; thence run South along the East line of the NW 1/4 of the NW 1/4, 1078.45 feet to the point of beginning. Continue South along said 1/4 - 1/4 line 103 feet; thence Westerly along the South line of Kenneth and Ruby Lambert property to a point that is 105 feet East of the East right of way of Roy Drive; thence Northerly and parallel to said East right of way of Roy Drive to the South line of the Walter A., Jr. and Donna Cornwell property as described in Inst. No. 1993-18436, dated June 24, 1993, as recorded in the Office of Judge of Probate; thence Easterly along said South line of Cornwell property 70 feet, more or less; thence Northeasterly 28.72 feet to the Northerly line of the Kenneth & Ruby Lambert property; thence Easterly 368.7 feet left, more or less, along said North line of Lambert property to the Point of Beginning. According to the survey of Robert Blain, dated July 23, 1998.

Parcel II:

Commence at the northeast corner of the NW 1/4 of the NW 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, and run southerly along the said 1/4-1/4 line a distance of 1,078.45 feet to a point; thence turn right 100 degrees 16 minutes 33 seconds and run 368.7 feet to the point of beginning of the property being described; thence turn right 19 degrees 16 minutes 58 seconds and run 221.89 feet to the east right of way of Roy Drive; thence run southerly along Roy Drive a distance of 135 feet; thence turn left and run due east a distance of 175 feet; thence turn left 62 degrees 34 minutes 53 seconds and run 28.72 feet to the point of beginning.

All situated in the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1999 and subsequent years. 1999 ad valorem taxes are a lien but not due and payable until October 1, 1997.
2. Permits to Alabama Power Company as recorded in Deed Book 118, Page 525 and Deed Book 163, Page 422 in Probate Office.

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.

WC.
D.L.

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, or each of us, have hereunto set my or our hands and seals, this 19th day of January, 1999.



Walter Cornwell, Jr. (SEAL)



Donna L. Cornwell (SEAL)

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Walter Cornwell, Jr. and wife, Donna L. Cornwell**, whose name 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 19th day of January, 1999.



Notary Public (SEAL)