

SEND TAX NOTICE TO:

(Name) James R. Wood, II

(Address) 602 Brookhollow Ln
Bham Ala 35242

Inst 1999-07585

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

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

Form 1-1-5 Rev. 6/82

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 Ninety Nine Thousand Nine Hundred Fifty and no/100 DOLLARS

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

James F. Cleveland and wife, Debra J. Cleveland

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

James R. Wood, II and Christy Wood

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

Shelby

County, Alabama to-wit:

02/23/1999-07585
1:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRN 9.00

Commence at the intersection of Thompson Street and Carters Lane, in the City of Columbiana, Alabama; thence run Westerly along the center of said Carters Lane for 256.16 feet; thence 2 deg. 29 min. 40 sec. right continue along said street for 70.72 feet; thence 83 deg. 35 min. 50 sec. left run 16.8 feet to the Southerly right of way of Carters Lane and the point of beginning; thence continue last described course for 160.06 feet; thence 83 deg. 42 min. 32 sec. right run Westerly for 100.15 feet; thence 95 deg. 37 min. 40 sec. right run Northerly for 160.0 feet to the Southerly right of way of said Carters Lane; thence 84 deg. 27 min. right run 102.0 feet to the point of beginning; being situated in the NW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights-of-way and permits of record.

\$99,898.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 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 February, 19 99

WITNESS:

(Seal)

(Seal)

(Seal)

James F. Cleveland (Seal)

Debra J. Cleveland (Seal)

STATE OF ALABAMA

Shelby } COUNTY

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

hereby certify that James F. Cleveland and Debra J. Cleveland

whose name s 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 February, A. D., 19 99

My Commission Expires: 10/16/2000

[Signature]
Notary Public