

SEND TAX NOTICE TO:

(Name) Wayne P. Blackerby

(Address) PO Box 1556

Columbiana, Ala 35051

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-4 Rev. 5-88

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,

Forty Thousand and no/100

DOLLARS

That in consideration of

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

Tim Billingsley, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Wayne P. Blackerby and Mary E. Blackerby

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

Shelby

County, Alabama to-wit:

02/25/1999-07921  
12:30 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NWS 48.50

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO TIM BILLINGSLEY, RECORDED IN DEED BOOK 258 AT PAGE 541, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE N 00°36'17" W, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 1009.11 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165"; THENCE S 89°23'43" W, A DISTANCE OF 543.36 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE EAST LINE OF LOT 27 OF THE FIRST ADDITION TO TRIPLE SPRINGS, SECOND SECTOR, MAP BOOK 6, PAGE 155; THENCE S 32°14'56" E, ALONG THE EAST LINE OF LOT 27, A DISTANCE OF 132.49 FEET, TO A 5/8" REBAR, FOUND; THENCE S 31°28'46" W, ALONG THE EAST LINE OF LOT 27, A DISTANCE OF 104.74 FEET, TO A 5/8" REBAR, FOUND; THENCE S 46°25'20" W, ALONG THE EAST LINE OF LOT 27, A DISTANCE OF 91.19 FEET, TO A 5/8" REBAR, FOUND; THENCE S 14°25'31" E, ALONG THE EAST LINE OF LOTS 27 AND 28, A DISTANCE OF 73.05 FEET, TO A 5/8" REBAR, FOUND; THENCE S 13°12'17" E, ALONG THE EAST LINE OF LOT 28, A DISTANCE OF 157.71 FEET, TO A 5/8" REBAR, FOUND ON THE NORTH LINE OF THE SKYLINE SUBDIVISION, MAP BOOK 22, PAGE 54; THENCE S 67°50'14" E, ALONG THE NORTH LINE OF SKYLINE SUBDIVISION, A DISTANCE OF 79.00 FEET, TO A REBAR, STAMPED "H. KING - RPLS", FOUND; THENCE S 68°05'37" E, ALONG THE NORTH LINE OF SKYLINE SUBDIVISION, A DISTANCE OF 105.09 FEET, TO A 1 1/4" CRIMPED PIPE, FOUND; THENCE S 64°47'21" E, A DISTANCE OF 150.00 FEET, TO A 1 1/4" CRIMPED PIPE, FOUND; THENCE S 24°55'09" W, A DISTANCE OF 240.90 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE NORTH RIGHT-OF-WAY OF COUNTY ROAD NO. 78; THENCE S 64°16'57" E, A DISTANCE OF 377.34 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165"; THENCE N 88°33'04" E, A DISTANCE OF 41.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR OF HIS RESPECTIVE SPOUSE.

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, I have hereunto set my hand(s) and seal(s), this 24

day of February, 19 99.

WITNESS:

(Seal)

Tim Billingsley (Seal)

(Seal)

(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 Tim Billingsley

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

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

on the day the same bears date.

Given under my hand and official seal this 24 day of February, A.D., 19 99

Inst. # 1999-07921