

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

SEND TAX NOTICE TO:

(Name) Larry Avery

(Address) P.O. Box 237
Wilsonville, Al. 35186

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

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

Form 1-14 Rev. 8/88
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,

That in consideration of Five Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Gertrude Avery, a widow woman

(herein referred to as grantor) do grant, bargain, sell and convey unto
Larry Avery and Lula Avery

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 31, Township 20 South, Range 2 East; thence run East along said 1/4-1/4 line a distance of 169.05 feet to the point of beginning; thence continue along last described course a distance of 403.00 feet to the right of way of State Hwy. 25; thence turn an angle of 68 degrees 43 minutes 36 seconds left and run along said right of way a distance of 232.11 feet; thence turn an angle of 111 degrees 16 minutes 24 seconds left and run a distance of 403.00 feet; thence turn an angle of 68 degrees 43 minutes 36 seconds left and run a distance of 232.11 feet to the point of beginning.
According to the survey of Rodney Shiflett, dated March 2, 1999.

Subject to restrictions, easements and rights of way of record.

Inst # 1999-11042
03/16/1999-11042
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WWS 9.00

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 15
day of March, 19 99

WITNESS:

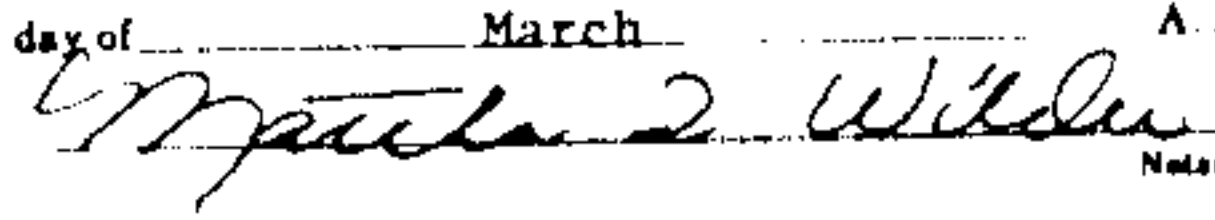


_____(Seal) Gertrude Avery _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Gertrude Avery
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 15 day of March, A.D. 19 99



Notary Public