

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Cynthia Willis Jones

(Address)

This instrument was prepared by: MIKE T. ATCHISON
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/98

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

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,

Jerry Dural Willis and wife, Mattie J. Willis

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

Cynthia Willis Jones and Steve Jones

(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 NW corner of Section 16, Township 21 South, Range 1 East, thence run east along said section line a distance of 450.18 feet to the point of beginning; thence continue along last described course a distance of 210.00 feet; thence turn an angle of 89 deg. 49 min. 43 sec. right and run a distance of 352.02 feet; thence turn an angle of 115 deg. 58 min. 10 sec. right and run a distance of 234.42 feet; thence turn an angle of 64 deg. 12 min. 07 sec. right and run a distance of 250.00 feet to the point of beginning. Containing 1.45 acres, more or less. Property is subject to any and all agreements, easements, restrictions, and/or limitations of probated record and/or applicable law.

There is also a 15 foot easement for the purpose of ingress, egress and utilities being 7.5 feet on each side of the following described centerline; commence at the NW corner of Section 16, Township 21 South, Range 1 East, thence run east a long said section line a distance of 450.18 feet; thence turn an angle of 90 deg. 00 min. 00 sec. right and run a distance of 186.13 feet to the point of beginning; thence turn an angle of 100 deg. 14 min. 19 sec. right and run a distance of 21.20 feet; thence turn an angle of 37 deg. 19 min. 23 sec. right and run a distance of 205.18 feet; thence turn an angle of 17 deg. 57 min. 03 sec. left and run a distance of 47.22 feet; thence turn an angle of 37 deg. 49 min. 46 sec. left and run a distance of 85.54 feet; thence turn an angle of 90 deg. 49 min. 55 sec. left and run a distance of 70.96 feet; thence turn an angle of 21 deg. 24 min. 20 sec. and run a distance of 62.41 feet; thence turn an angle of 74 deg. 36 min. 50 sec. right and run a distance of 115.67 feet; thence turn an angle of 25 deg. 26 min. 34 sec. right and run a distance of 52.62 feet to the right of Hwy 5, being the end of said 15 foot easement.

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 the simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee 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 the 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 8th day of July, 1999.

WITNESS:

(Seal)
(Seal)
(Seal)

Jerry Dural Willis (Seal)
Mattie J. Willis (Seal)

STATE OF ALABAMA

Shelby COUNTY

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

hereby certify that Jerry Dural Willis and Mattie J. Willis

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 8th day of July, A. D., 1999

My Commission expires: 10/14/2000

Notary Public

inst # 1999-28664

07/08/1999-28664
10:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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