

VALUE: \$1,500.00

SEND TAX NOTICE TO:

✓ Will Roger Reynolds, Jr./Sheri Goodwin Reynolds
210 Highway 39
Chelsea, Alabama 35043

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

Inst # 1999-35543
08/25/1999-35543
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
1002 MMS 12.50

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100 DOLLARS (\$1.00) and Love and Affection to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Mary E. Johnson**, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto **Will Roger Reynolds** and wife, **Sheri Goodwin Reynolds** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by Grantor herein for the purpose of identification.

Lula Johnson, one of the Grantees in that certain deed recorded in Book 301, Page 764, recorded in the Probate Records of Shelby County, Alabama, died June 17, 1997, while a resident of Shelby County, Alabama.

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, or each of us, have hereunto set my or our hands and seals, this 25th day of August, 1999.

Mary E. Johnson (SEAL)
Mary E. Johnson

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mary E. Johnson**, a single woman, whose name or 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 25th day of August, 1999.

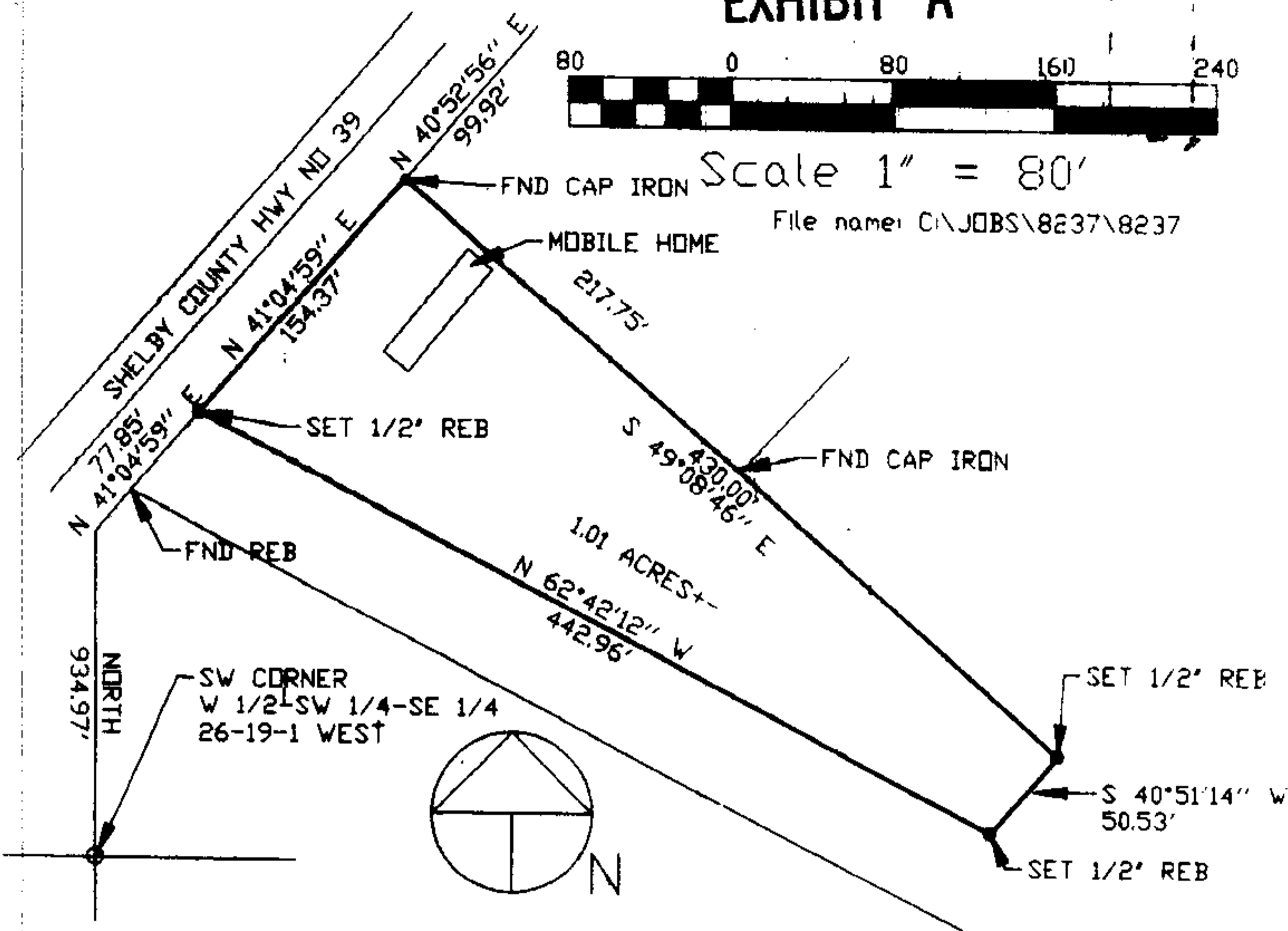
Paula Head (SEAL)
Notary Public

EXHIBIT "A"



Scale 1" = 80'

File name: C:\JOBS\8237\8237



STATE OF ALABAMA
COUNTY OF SHELBY

I, Joseph E. Conn, Jr, A Professional Licensed Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat and legal description of my survey as shown hereon; That the Mobile Home and related improvements are within the bounds of the property as shown hereon; That there are no visible encroachments of any kind upon the subject property except as shown and noted hereon; That steel rebar corners have been installed or found at each exterior property corner as shown hereon represented by small dark circles. I further certify that this survey and this plat meet the minimum technical standards for the practice of land surveying in the State of Alabama, the correct legal description being as follows:

Beginning at the southwest corner of the west half of the southwest quarter of the southeast quarter of Section 26, Township 19 south, Range 1 west, Shelby County, Alabama and run thence North 00 degrees 00 minutes 00 seconds West a distance of 934.97' to a point; Thence run North 41 degrees 04 minutes 59 seconds East along the southeast margin of Shelby County Highway No. # 39 a distance of 77.85' to a steel rebar corner and the point of beginning of the property being described; Thence continue last described course along same said margin of same said Highway a distance of 154.37' to a steel rebar corner; Thence run South 49 degrees 08 minutes 46 seconds East a distance of 430.00' to a steel rebar corner; Thence run South 40 degrees 51 minutes 14 seconds West a distance of 50.53' to a steel rebar corner; Thence run North 62 degrees 42 minutes 12 seconds West a distance of 442.96' to the point of beginning, containing 1.01 acres. Property is subject to any and all agreements, easements, restrictions and/ or limitations of probated record and / or applicable law.

SIGNED FOR IDENTIFICATION:

Mary E. Johnson

Mary E. Johnson

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