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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) Jack Reed Wallis

(Address) 1521 Hwy 463
Vincent, AL 35178

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

Form 1-1-5 Rev. 4/99

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,

Erma Jean Wallis, a widow

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

Jack Reed Wallis and Shelia Gail Wallis

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

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

Erma Jean Wallis is the surviving grantee in deeds recorded in Deed Book 265, Page 474 and Deed Book 176, Page 189. The other grantee, Edward D. Wallis is deceased, having died September 15, 1989.

Inst # 1999-36213

08/27/1999-36213
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SHELBY COUNTY JUDGE OF PROBATE
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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 HEREOF, I have hereunto set my hand(s) and seal(s), this 27
day of August, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

Erma Jean Wallis (Seal)
Erma Jean Wallis

(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 Erma Jean Wallis 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 27 day of August A. D. 19 99

Martha A. Wilder
Notary Public.

TRACT NO. 2:

EXHIBIT "A"

Commencing at the Northeast Corner of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 89 degrees 31 minutes 00 seconds West, a distance of 1386.15 feet to the Westerly Right of Way Line of Shelby County Road No. 463 and the POINT OF BEGINNING; thence continuing Westerly for a distance of 1253.04 feet; thence South 0 degrees 12 minutes 37 seconds East, a distance of 648.44 feet; thence North 89 degrees 41 minutes 33 seconds East, a distance of 1225.55 feet to the Westerly Right of Way Line of Shelby County Road No. 463; thence North 2 degrees 16 minutes 31 seconds East along said road right of way line for a distance of 631.79 feet to the POINT OF BEGINNING; said described tract containing 18.20 acres, more or less.

TRACT NO. 3:

Commencing at the Northeast Corner of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 89 degrees 31 minutes 00 seconds West, a distance of 1200.74 feet to the Southerly Right of Way Line of Shelby County Road No. 85 for the POINT OF BEGINNING; thence continuing Westerly along said line, a distance of 84.74 feet to the Easterly Right of Way Line of Shelby County Road No. 463; thence South 53 degrees 48 minutes 32 seconds West along said Shelby County Road No. 463 for a distance of 26.42 feet; thence South 2 degrees 16 minutes 16 seconds West along said Shelby County Road No. 463 for a distance of 622.59 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 1328.19 feet; thence North 0 degrees 17 minutes 47 seconds East, a distance of 555.95 feet to the Southerly Right Of Way Line Of Shelby County Road No. 85 and the point of curvature of a tangent curve, concave to the South, having a radius of 597.19 feet, a central angle of 24 degrees 34 minutes 52 seconds, and a chord of 254.25 feet bearing North 76 degrees 42 minutes 14 seconds West; thence Westerly along said curve, a distance of 256.21 feet; thence North 88 degrees 59 minutes 40 seconds West along said Shelby County Road No. 85, a distance of 859.46 feet to the point of curvature of a tangent curve, concave to the North, having a radius of 754.73 feet, and a central angle of 7 degrees 07 minutes 52 seconds; thence Westerly along said curve, a distance of 93.93 feet to the POINT OF BEGINNING; said described tract containing 18.71 acres, more or less.

According to the survey of Larry W. Carver, dated August 9, 1999.

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