

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

VICKI WOLFE
6679 HIGHWAY 22
MONTEVALLO, AL 35115

Inst # 2000-00567
01/06/2000-00567
07:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 26.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTY FOUR THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$74,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MARJORIE J. RAY, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto VICKI WOLFE and DERICK JON WOLFE, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY #22, AT A POINT 40 FEET NORTHEASTERLY OF AND PERPENDICULAR TO HIGHWAY CENTER LINE STATION 235+00, MARKED BY A CONCRETE MONUMENT, SAID POINT BEING THE BEGINNING OF A FLAIR IN THE RIGHT OF WAY A DISTANCE OF 817.67 FEET TO A POINT ON A COUNTY CLOCKWISE CURVE HAVING A CENTRAL ANGLE OF 10 DEGREES 28 MINUTES 44 SECONDS AND A RADIUS OF 2,586.48 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE 473.04 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAME CURVE HAVING A CENTRAL ANGLE OF 09 DEGREES 45 MINUTES 33 SECONDS AND A RADIUS OF 2,586.48 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE 440.55 FEET, THENCE TURN RIGHT 90 DEGREES 00 MINUTES 00 SECONDS FROM TANGENT AND RUN NORTHERLY 194.62 FEET, THENCE TURN RIGHT 90 DEGREES 34 MINUTES 30 SECONDS AND RUN NORTHEASTERLY A DISTANCE OF 243.90 FEET, THENCE TURN RIGHT 02 DEGREES 53 MINUTES AND RUN EASTERLY A DISTANCE OF 207.93 FEET, THENCE TURN RIGHT 90 DEGREES 58 MINUTES 17 SECONDS AND RUN SOUTHERLY 217.45 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.

2. EASEMENTS GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN VOLUME 87, PAGE 277, VOLUME 107, PAGE 150, VOLUME 121, PAGE 430 AND VOLUME 177, PAGE 384.
3. RIGHT OF WAY GRANTED TO SHELBY COUNTY FOR PUBLIC ROAD AS RECORDED IN VOLUME 124, PAGE 177, VOLUME 174, PAGE 158 AND VOLUME 175, PAGE 178.

\$59,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MARJORIE J. RAY, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of December, 1999.


MARJORIE J. RAY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARJORIE J. RAY, AN UNMARRIED PERSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of December, 1999.


Notary Public

My commission expires: 7/11/02

Inst • 2000-00567

01/06/2000-00567
07:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 25.00