

SEND TAX NOTICE TO:

NAME: Zachary T. Lawson and
Julie V. Lawson
ADDRESS: 3104-C Carousel Court
Hoover, Alabama 35216
(205) 978-9489

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 387
COLUMBIANA, ALABAMA 36851

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand Dollars (\$20,000.00) and other good and valuable considerations to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, C. W. Fulgham and wife, Frankie D. Fulgham (herein referred to as grantor or grantors) do grant, bargain, sell and convey unto Zachary T. Lawson and wife, Julie V. Lawson (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 northeast corner of the NW 1/4 of the NW 1/4 of Section 22, Township 20 South, Range 3 West, and run in a southerly direction along the east line of said 1/4 - 1/4 section for 1084.82 feet to a point; thence turn an angle to the right of 99 degrees 41 minutes 38 seconds and run in a westerly direction for 100.00 feet to the point of beginning; thence continue along the last stated course for 270.99 feet to a point; thence turn angle to the right of 19 degrees 17 minutes 17 seconds and run in a northwesterly direction for 221.89 feet to a point on the east line of Roy Drive; thence turn an angle to the left of 119 degrees 36 minutes 46 seconds and run in a southerly direction along said east line of Roy Drive for 146.91 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes and run in an easterly direction for 105.00 feet to a point; thence turn an angle to the right of 90 degrees 21 minutes 11 seconds and run in a southerly direction for 85.51 feet to a point; thence turn an angle to the left of 84 degrees 15 minutes 31 seconds and run in an easterly direction for 355.17 feet to a point; thence run in a northerly direction for 105 feet more or less to the point of beginning.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 24 day of June, 2000.

C. W. Fulgham (SEAL)
C. W. Fulgham

Frankie D. Fulgham (SEAL)
Frankie D. Fulgham

Inst. • 2000-19229

06/08/2000-19229
11:55 AM CERTIFIED
SHELBY COUNTY CLERK OF COURTS
J.L.C.

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **C. W. Fulgham** a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of June, 2000

Courney M. Foster (SEAL)
Notary Public

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Frankie D. Fulgham** a married woman, 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 22 day of June, 2000

Courney M. Foster (SEAL)
Notary Public

Inst # 2000-19229

06/08/2000-19229
11:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 PMS 33.00