

This form provided by

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) Ronnie W. Gullledge

(Address) PO Box 531
Chelsea, AL 35043

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

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 Twenty-Eight Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JL Jerry M. Lucas, a married man

07/11/2000-23214
10:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WMS 36.50

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

Ronnie W. Gullledge and Pamela G. Gullledge

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

ALL MY UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:
PARCEL #1, Shelby County, Alabama to-wit:

From a 1" rebar accepted as the SW corner of the SW 1/4-NW 1/4 of Section 17, Township 20 South, Range 1 East, run thence North along the accepted West boundary of said SW 1/4-NW 1/4 a distance of 765.56 feet to a 1/2" rebar on the Northerly boundary of Shelby County Highway #109 (60' ROW); thence turn 135 degrees 09 minutes 05 seconds right and run 85.43 feet along said highway boundary to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence turn 135 degrees 07 minutes 24 seconds left and run 64.96 feet to a 1/2" rebar; thence turn 46 degrees 45 minutes 59 seconds right and run 902.80 feet to a 1/2" rebar; thence turn 132 degrees 55 minutes 46 seconds right and run 988.23 feet to a 1/2" rebar on the Northerly boundary of aforementioned Shelby County Highway #109; thence turn 107 degrees 01 minutes 52 seconds right and run 120.28 feet along said highway boundary to the P.C. of a curve concave right, having a delta angle of 16 degrees 39 minutes 19 seconds and tangents of 30.61 feet; thence turn 08 degrees 19 minutes 39 seconds right and run a chord distance of 60.57 feet to the P.T.; thence turn 08 degrees 19 minutes 40 seconds right and run 128.24 feet along said highway boundary to the P.C. of a curve concave left, having a delta angle of 19 degrees 28 minutes 19 seconds and tangents of 65.15 feet; thence turn 09 degrees 44 minutes 09 seconds left and run a chord distance of 128.42 to the P.T.; thence turn 09 degrees 44 minutes 10 seconds left and run 94.85 feet along said highway boundary to the P.C. of a curve concave right, having a delta angle of 31 degrees 12 minutes 48 seconds and tangents of 105.08 feet; thence turn 15 degrees 36 minutes 24 seconds right and run a chord distance of 202.41 feet to the point of beginning of herein described parcel of land. Situated in the SW 1/4-NW 1/4 of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama.
According to the survey of Hickey Land Surveying, Inc., dated May 3, 2000.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE. The property is sold subject to the following restriction, which shall run with the land: There shall be no commercial activity of any type on the property.

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 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 HEREOF, I _____ have hereunto set _____ my _____ hand(s) and seal(s), this _____ 7th

day of July, 2000

WITNESS:

(Seal)

(Seal)

(Seal)

Jerry M. Lucas

Jerry M. Lucas (Seal)

(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 Jerry M. Lucas

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 _____ 7th day of July, D. 2000.

[Signature]

Notary Public

Inst # 2000-23214