

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) Mark A. Reynolds
(Address) 115 Mt. Dixie Road
Columbiana, AL 35051

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 Thirty one Thousand Three Hundred Thirty Three and 18/100 and the DOLLARS assumption of mortgage recorded in Real Record 343, Page 907 in Probate Office of Shelby County, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, AL.
Reynolds
Melinda Kim Walton, a Married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
Mark A. Reynolds and Shannon M. 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:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

\$31,750.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

Melinda Kim Walton and Melinda Kim Walton Reynolds are one and the same person.

Inst # 2001-16203

04/25/2001-16203

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SHELBY COUNTY JUDGE OF PROBATE
002 MB 45.50

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 have hereunto set my hand(s) and seal(s), this 13th day of April, 2001.

WITNESS:

(Seal)

(Seal)

(Seal)

Melinda Kim Walton Reynolds
Melinda Kim Walton Reynolds

(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 Melinda Kim Walton Reynolds 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 13th day of April, A. D., 19 2001

[Signature]
My Commission Expires: 10/16/04 Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the North 1/2 of the Northeast Quarter of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows:
Commence at the Northeast corner of said Section 25; thence run South along the East Section line 570.07 feet; thence turn right 90 degrees 00 minutes 00 seconds and run West 1211.69 feet to a point on the centerline of Beeswax Road; thence turn left 90 degrees 56 minutes 33 seconds and run South 224.27 feet to the point of beginning; thence continue last course 105.22 feet; thence turn left 95 degrees 19 minutes 00 seconds and run Northeasterly 81.14 feet; thence turn right 79 degrees 50 minutes 00 seconds and run Southeasterly 30.00 feet; thence turn left 79 degrees 50 minutes 00 seconds and run Easterly 210.00 feet; thence turn left 110 degrees 42 minutes 18 seconds and run Northwesterly 175.52 feet; thence turn left 56 degrees 29 minutes 42 seconds and run Northwesterly 30.00 feet; thence turn right 82 degrees 31 minutes 00 seconds and run Northerly 30.00 feet; thence turn left 108 degrees 12 minutes 00 seconds and run Southwesterly 105.00 feet; thence turn left 11 degrees 17 minutes 00 seconds and run Southwesterly 105.00 feet to the point of beginning.

Also, a 30-foot easement for a roadway described as follows: Commence at the Northeast corner of said Section 25; thence run South along the East Section line 570.07 feet; thence turn right 90 degrees 00 minutes 00 seconds and run West 1211.69 feet to a point on the centerline of Beeswax Road; thence turn left 90 degrees 56 minutes 33 seconds and run South 224.27 feet; thence continue last course 105.22 feet; thence turn left 95 degrees 19 minutes 00 seconds and run Northeasterly 81.14 feet; thence turn right 79 degrees 50 minutes 00 seconds and run Southeasterly 30.00 feet; thence turn left 79 degrees 50 minutes 00 seconds and run Easterly 210.00 feet; thence turn left 110 degrees 42 minutes 18 seconds and run Northwesterly 175.52 feet to the point of beginning; thence turn left 56 degrees 29 minutes 42 seconds and run Northwesterly 30.00 feet; thence turn right 82 degrees 31 minutes 00 seconds and run Northerly 240.00 feet; thence turn right 97 degrees 29 minutes 00 seconds and run Southeasterly 30.00 feet; thence turn right 82 degrees 31 minutes and run Southeasterly 240.00 feet to the point of beginning.

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117