

This instrument was prepared by

Send Tax Notice To:

WPC & Associates

Jean Friedrich Wostbrock

(Name)

(Name) and Mary C. Wostbrock

2 Office Park Circle, Ste 105

106 Meadow Creek Lane

Birmingham, AL 35223

Alabaster, AL 35007

(Address)

(Address)

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of one hundred ninety nine thousand nine hundred dollars Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mikul Wayne Bearden, an unmarried person

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

Jean Fredrich Wostbrock and Mary C. Wostbrock, husband and wife

(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"

TO HAVE AND TO HOLD, to 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 I have hereunto set my hand(s) and seal(s), this 13th day of January, ~~19~~ 2004

Mikul Wayne Bearden (Seal) _____ (Seal)

_____ (Seal) _____ (Seal)

WARRANTY DEED

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STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, W. Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that Mikul Wayne Bearden, whose name(s) 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 the 13 day of January 2004.

WILLIAM PATRICK COCKRELL
Notary Public, AL State at Large
My Comm. Expires May 28, 2006



Notary Public

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF

Recording Fee \$

Deed tax \$ _____ \$



Land Title Company of Alabama
600 20th Street, North
Birmingham, Alabama 35203-2601
Tel: (205) 251-2871
www.land-title.net

EXHIBIT A

Legal description:

A parcel of land in the Northeast 1/4 of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Northeast 1/4 of the Northeast 1/4 of Section 26, Township 20 South, Range 3 West; thence North 88 degrees 26 minutes 43 seconds West and run 25.06 feet to the point of beginning; thence South 1 degree 56 minutes 44 seconds and run 210.0 feet; thence South 89 degrees 18 minutes 38 seconds East and run 548.49 feet; thence North 14 degrees 58 minutes 15 seconds West and run 210.0 feet; thence North 30 degrees 52 minutes 44 seconds East and run 46.0 feet; thence North 88 degrees 27 minutes 54 seconds West and run 526.48 feet; thence South 1 degree 56 minutes 34 seconds East and run 40.0 feet to the point of beginning.