20050404000151550 1/2 $20.00
Shelby Cnty Judge of Probate,AL
04/04/2005 10:21:32AM FILED/CERT

THIS DEED WAS PREPARED WITHOUT TITLE EXAMINATION OR LEGAL OPINION AND THE LEGAL DESCRIPTION IS BASED UPON INFORMATION PROVIDED BY THE GRANTEE HEREIN.

This instrument was prepared by:

E. L. Brobston, Esquire
304 North 18th Street
Bessemer, AL 35020

Send tax notice to:

Robert Swafford
132- Hollow OAK Dr.
Bess, AL - 35022

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

$5000.00 R.S.

That in consideration of Ten Dollars ($10.00), other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **Joseph Lee Wicks and Mary Helen Wicks, individually and as Co-Executors of the Estate of Irene B. Wicks, deceased,** (herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto **Angela Swafford Joyner**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SE ¼ of the SE ¼ of Section 12, Township 20 South, Range 4 West, and being more particularly described as follows; Commence at the Northeast corner of the SE ¼ of the SE ¼ of Section 12, thence run southerly and along the east line for 210.0 feet to the point of beginning, thence turn 83 degrees 33 minutes, 09 seconds (Note: Deed gives 83 degrees 42 minutes 50 seconds), to the right and run southwesterly for 442.26 feet., thence turn 90 degrees 00 minutes 00 seconds to the left and run Southerly for 353.0 feet., thence turn 79 degrees 47 minutes 46 seconds to the left and run Southeasterly for 400.68 feet to a point on the said East line of said SE ¼ of the SE ¼ of Section 12, thence turn 100 degrees 12 minutes 14 seconds to the left and run northerly along East line for 426.68 feet to the point of beginning and containing 03.7501 acres more or less.

Subject to:

1. *Mining and mineral rights, if heretofore severed and any and all releases and other immunities relating to mining and mineral rights of record.*
2. *Easements of records or observable from an inspection of the premises.*
3. *Rights of parties in possession.*

TO HAVE AND TO HOLD to the said Grantee, and to the heirs and assigns forever.

And We do for ourselves and for our heirs, executors, and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand and seal this 1ST day of April, 2005.

Joseph L. Wicks
JOSEPH LEE WICKS, individually and
As Co-Executor of the Estate of Irene B. Wicks

Mary Helen Wicks
MARY HELEN WICKS, individually and
as Co-Executor of the Estate of Irene B. Wicks

20050404000151550 2/2 $20.00
Shelby Cnty Judge of Probate,AL
04/04/2005 10:21:32AM FILED/CERT

Shelby County, AL 04/04/2005
State of Alabama

Deed Tax:$5.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Joseph Lee Wicks and Mary Helen Wicks**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1st day of April, 2005.

Notary Public