20060824000414890 1/2 $45.50
Shelby Cnty Judge of Probate, AL
08/24/2006 10:38:07AM FILED/CERT

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

Send Tax Notice To: Jack W. Wheeler and
Mary Nell Wheeler
171 Highland Drive
Vincent, Alabama 35178

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of THIRTY-ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 ($ 31,250.00) DOLLARS to the undersigned Grantor, in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, I, SHERMAN HOLLAND, JR., A MARRIED MAN, herein referred to as Grantor, do grant, bargain, sell and convey unto JACK W. WHEELER AND WIFE, MARY NELL WHEELER, herein referred to as Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

From a 1-1/2" pipe at the accepted Southeast corner of the NW1/4-SW1/4 of Section 15, Township 19 South, Range 2 East being the point of beginning of herein described parcel of land, run thence True S 87 degrees 40 minutes 03 seconds for a distance of 1354.14 feet to a 1" solid bar accepted as the Southwest corner of said NW1/4-SW1/4; thence run North 01 degrees 41 minutes 03 seconds East for a distance of 323.00 feet to a 1/2" rebar that is South 01 degrees 41 minutes 03 seconds West 969.91 feet off a 1/2" rebar from the Northwest corner of said NW1/4-SW1/4; thence run North 87 degrees 38 minutes 59 seconds East for a distance of 1347.16 feet to a 1/2" rebar on the accepted East boundary of NW1/4-SW1/4; thence run South 00 degrees 26 minutes 36 seconds West for a distance of 323.00 feet to the point of beginning of herein described parcel of land, containing 10.00 acres, situated in the NW1/4-SW1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama.

Subject to: 1. Ad valorem taxes for the year 2006. 2. Easements, restrictions, easements, rights of way and all other matters of public record. 3. Minerals and mining rights are exempted from any warranty herein and are only conveyed to the extent owned, if owned.

THE PROPERTY HEREIN CONVEYED IS NOT NOW, NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR HEREIN, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

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 do for myself and for my heirs, executors and administrators covenant with the Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this 16th day of August, 2006.

Sherman Holland Jr. (SEAL)
Sherman Holland, Jr.

STATE OF ALABAMA)
)
SHELBY COUNTY)

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr., 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 16th day of August, 2006.

John Burdette Bates
Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

Shelby County, AL 08/24/2006
State of Alabama

Deed Tax:$31.50