

5000.00 Bku

THIS INSTRUMENT WAS PREPARED BY:
VICKI N. SMITH, ATTORNEY AT LAW
KEY, GREER, FRAWLEY, KEY & HARRISON
POST OFFICE BOX 250
COLUMBIANA, ALABAMA 35051

PLEASE SEND TAX NOTICE TO:

Bryan K. Wallace
P.O. Box 90
Harpersville, AL 35078

This instrument was prepared without benefit of survey or title opinion.

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

20080107000007020 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
01/07/2008 11:09:14AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I/we, Bryan K. Wallace, a single man, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto Bryan K. Wallace and Marguerite W. Hudson, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, ALABAMA, to-wit:

Lot No. 1, Kidd Survey No. 3: Commence at the Northwest corner of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 88 degrees 00 minutes East along the North boundary of said Section for a distance of 1312.9 feet to the point of beginning of the land herein described; from this beginning point continue North 88 degrees 00 minutes East along the North boundary of said Section for a distance of 210 feet to a point; thence turn an angle of 91 degrees 28 minutes to the right and proceed South 00 degrees 32 minutes East for a distance of 103.45 feet to a point; thence proceed South 87 degrees 58 minutes West for a distance of 210 feet to a point; thence proceed North 00 degrees 32 minutes West for a distance of 107.2 feet to the point of beginning; the above described land is located in the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, and contains .50 acres. This is in accordance with survey by Ray, Peoples and White, Sylacauga, Alabama on the 26th day of April, 1965.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

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 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/we have hereunto set my/our hand(s) and seal(s) this 7th day of January, 2008.

WITNESS:

Bryan K. Wallace

STATE OF ALABAMA

COUNTY OF SHELBY

Shelby County, AL 01/07/2008
State of Alabama

Deed Tax: \$5.00

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Bryan K. Wallace, whose name(s) is/are signed to the foregoing conveyance and is/who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, 2008.

Vicki N. Smith
NOTARY PUBLIC
My Commission Expires: 3/14/2011