

THIS INSTRUMENT PREPARED BY:


ELIZABETH S. PARSONS
Blair and Parsons, P. C.
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:

JAMES FORSTMAN
EDWINA FORSTMAN
KRISTEN PHIPPS
2457 VESTAVIA DRIVE
VESTAVIA HILLS, AL 35216

SURVIVORSHIP DEED

STATE OF ALABAMA
ST. CLAIR COUNTY


20100623000199140 1/3 \$103.00
Shelby Cnty Judge of Probate, AL
06/23/2010 01:33:06 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Five Thousand and 00/100 (\$85,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we, JIMMY R. WALLACE and wife, SHEILA A. WALLACE, and, (herein referred to as grantors) do grant, bargain, sell and convey unto JAMES FORSTMAN, EDWINA FORSTMAN and KRISTEN PHIPPS, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in ST. CLAIR County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SHIFLETT & WALLACE SURVEY, AS RECORDED IN MAP BOOK 18, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SAID LOT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

A PARCEL OF LAND SITUATED NORTH OF SHELBY COUNTY HIGHWAY NO. 43 AND IN THE SW 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST, THENCE RUN NORTHERLY ALONG THE WEST SECTION LINE 179.61 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 43, WHICH LIES 35 FEET DISTANCE FROM AND PARALLEL TO THE CORNER OF THE ROAD; THENCE DEFLECT RIGHT 85 DEGREES 12 MINUTES 20 SECONDS AND RUN NORTHEASTERLY 800.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 326.26 FEET TO A POINT; THENCE TURN A RIGHT INTERIOR ANGLE OF 94 DEGREES 44 MINUTES 09 SECONDS LEAVING SAID ROAD, AND RUN NORTHERLY AND PARALLEL TO THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION FOR 210.00 FEET TO A POINT; THENCE TURN A RIGHT INTERIOR ANGLE OF 265 DEGREES 15 MINUTES 51 SECONDS AND RUN NORTHEASTERLY AND PARALLEL TO HIGHWAY NO. 43 FOR 210.00 FEET TO A POINT ON THE EAST 1/4-1/4 LINE; THENCE TURN A RIGHT INTERIOR ANGLE OF 94 DEGREES 44 MINUTES 09 SECONDS AND RUN NORTHERLY ALONG THE EAST 1/4-1/4 LINE 814.26 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION; THENCE TURN A RIGHT INTERIOR ANGLE 90 DEGREES 33 MINUTES 05 SECONDS AND RUN WESTERLY ALONG THE NORTH 1/4-1/4 LINE 524.12 FEET TO A POINT; THENCE TURN A RIGHT INTERIOR ANGLE OF 90 DEGREES 00 MINUTES AND RUN SOUTHERLY 1,073.63 FEET TO THE NORTH LINE

OF SAID HIGHWAY NO. 43 AND THE POINT OF BEGINNING, MAKING A CLOSING INTERIOR ANGLE OF 84 DEGREES 42 MINUTES 46 SECONDS. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT:

A PART OF LOT 3, ACCORDING TO THE SHIFLETT & WALLACE SURVEY, AS RECORDED IN MAP BOOK 18, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIN WITH CAP FOUND AT THE SOUTHWEST CORNER OF LOT 3 OF THE SHIFLETT & WALLACE SURVEY AS RECORDED IN MAP BOOK 18, ON PAGE 44, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE RUN NORTHERLY ALONG AND WITH THE WEST LOT LINE 1,068.61 FEET TO A 3/4-INCH OPEN IRON PIPE FOUND AT THE NORTHWEST LOT CORNER; THENCE TURN RIGHT 90 DEGREES AND RUN EASTERLY ALONG AND WITH THE NORTH LOT LINE 205.65 FEET TO A 1/2-INCH IRON PIN WITH CAP SET; THENCE TURN RIGHT 90 DEGREES AND RUN SOUTHERLY 1,049.58 FEET TO A 1/2-INCH IRON PIN WITH CAP SET ON THE NORTHERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY 43; THENCE TURN RIGHT 84 DEGREES 42 MINUTES 46 SECONDS AND RUN WEST-SOUTHWESTERLY ALONG AND WITH SAID RIGHT OF WAY LINE 206.53 FEET TO THE POINT OF BEGINNING, MAKING A CLOSING RIGHT INTERIOR ANGLE OF 84 DEGREES 42 MINUTES 46 SECONDS.

SUBJECT TO:

1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.

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.



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16th day of June, 2010. IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this

Jimmy R. Wallace
JIMMY R. WALLACE

Sheila A. Wallace
SHEILA A. WALLACE

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JIMMY R. WALLACE and SHEILA A. WALLACE, whose name(s) is/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, he/she/they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, 2010.

Elizabeth S. Parsons
Notary Public

5082-10K

Deed Tax : \$85.00



20100623000199140 3/3 \$103.00
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